

Background and Planning Evaluation

Background and Site Context

The subject site is in the community of Glendale at the southeast corner of 19 Avenue SW and 45 Street SW. The site is approximately 0.06 hectares (0.14 acres) in area, has dimensions of approximately 30 metres deep by 18 metres wide and is serviced by a rear lane. The site is 240 meters south of the 17 Avenue SW Main Street and 270 metres south of the 45 Street Light Rail Transit (LRT) Station. The site is within 600 metres of three schools, a playground, tennis courts and a community skating rink. Optimist Athletic Park is also 430 metres southwest of the subject site. There is currently a single detached building and detached garage on the site.

Community Peak Population Table

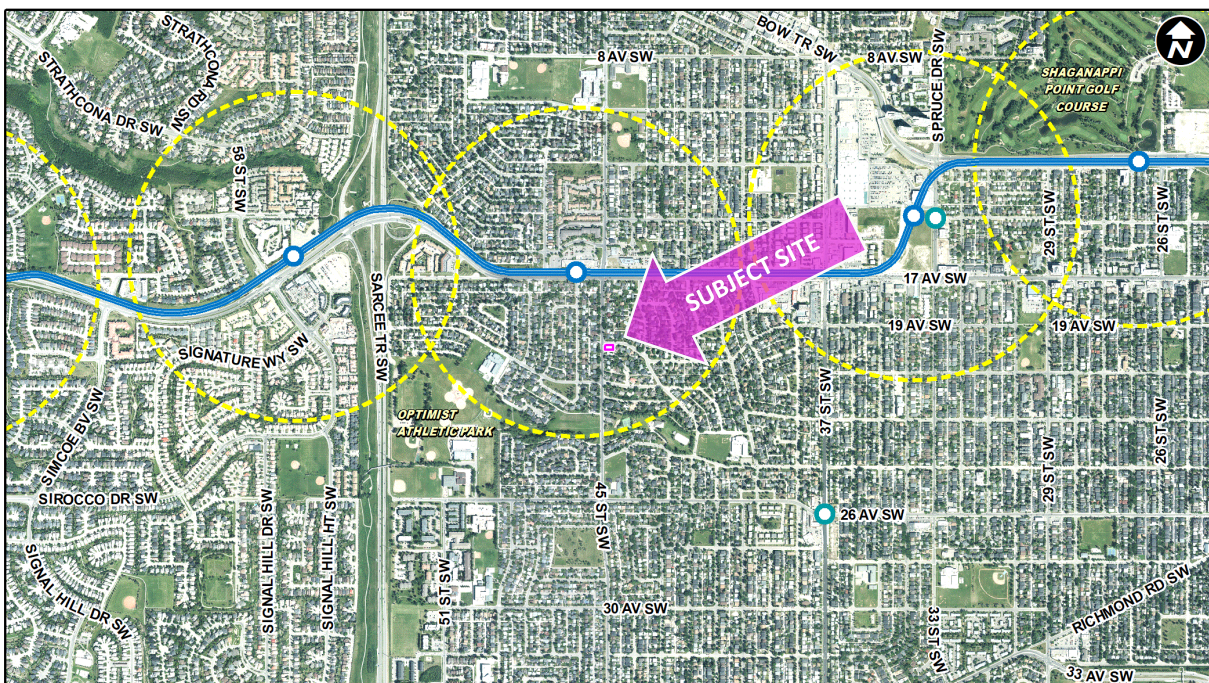
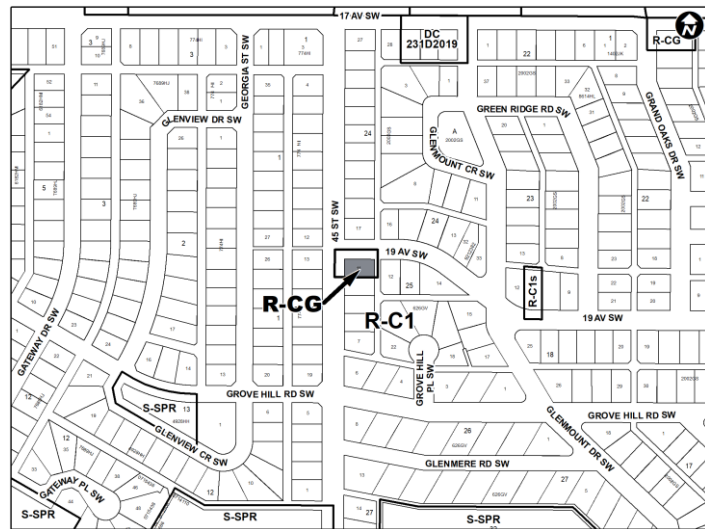
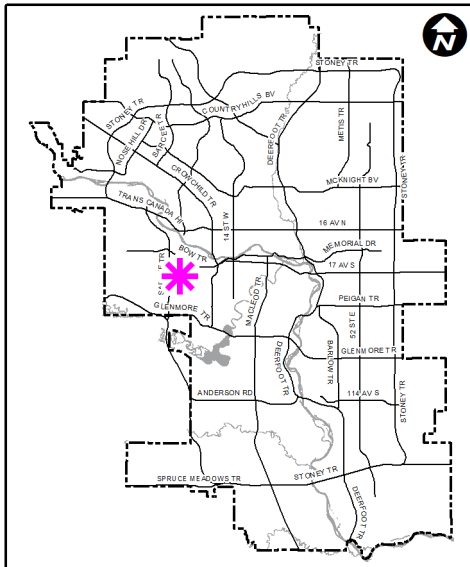
As identified below, the community of Glendale reached its peak population in 1969.

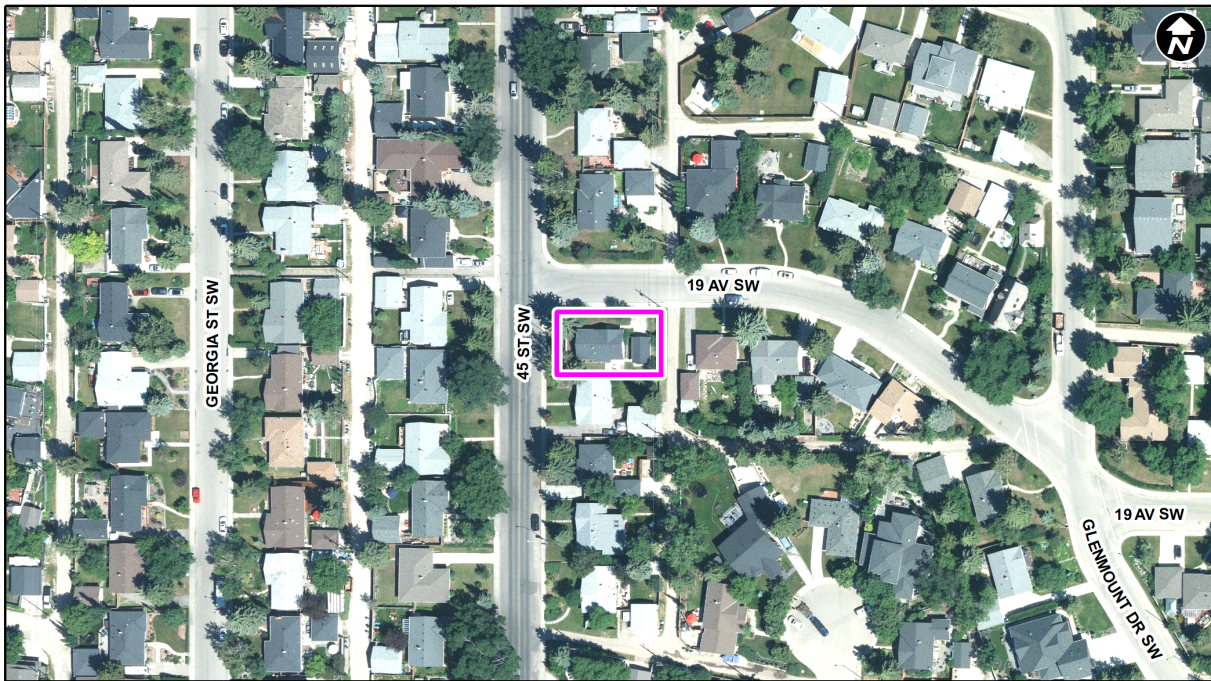
Glendale	
Peak Population Year	1969
Peak Population	3,950
2019 Current Population	2,765
Difference in Population (Number)	-1,185
Difference in Population (Percent)	-30%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Glendale Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

The existing Residential – Contextual One Dwelling (R-C1) District is primarily for single detached dwellings, with or without secondary suites. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Secondary suites are discretionary uses within the R-C1 District.

In addition to the residential uses allowed in the R-C1 District, the proposed Residential – Grade-Oriented Infill (R-CG) District allows for the additional low-density housing forms of semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow up to four dwelling units on the subject site.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process included, but are not limited to:

- ensuring an engaging built interface along 19 Avenue SW and 45 Street SW; and

- mitigating shadowing, overlook, and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 19 Avenue SW and 45 Street SW.

The parcel is located near several cycling routes. On-street bike routes are located three blocks east on Grand Oaks Drive SW and three blocks west on Gateway Drive SW and provide a low-traffic connection to the broader cycling network.

The area is well-served by Transit. Bus stops for Route 2 (Mount Pleasant/Killarney 17 AV SW) are located 300 metres north of the site along 17 Avenue SW. Bus stops for Route 93 (Coach Hill/Westbrook Station) are located 290 metres north and south of the site along 45 Street SW. The 45 Street LRT Station is 270 metres (four-minute walk) north on 17 Avenue SW.

Direct vehicular access to the proposed development will be required to come from the rear lane. On-street parking is currently unrestricted along 19 Avenue SW and 45 Street SW. The parcel is located within Residential Parking Permit (RPP) Zone GDL.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The proposal complies with the MDP which encourages modest redevelopment of the Established area. More efficient use of existing infrastructure, public amenities and transit represent incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site

with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Westbrook Communities Local Area Planning Project

There is no existing local area policy for this site. On 2023 January 17, Council gave first reading to the [Westbrook Communities Local Area Plan](#), which includes Glendale and surrounding communities. The plan was deemed complete and is being circulated to Calgary Metropolitan Region Board (CMRB) members, but no response has been received at the time of this report. If the plan is approved by the CMRB, it will then return to Council for second and third reading. The proposed land use is in alignment with the applicable urban form category and building scale modifier in the proposed Westbrook Communities Local Area Plan.