

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Glenbrook on the southwest corner of 40 Street SW and 35 Avenue SW. The site is approximately 0.06 hectares in size and is approximately 16 metres wide by 36 metres depth. The site comprises a semi-detached dwelling and a detached double garage. Vehicular access is provided from the rear lane.

The parcels to the north, south and west are designated as Residential – Contextual One / Two Dwelling (R-C2) District, comprising a mix of single and semi-detached dwellings. Directly to the east is A E Cross Junior High School. Within 120 metres to the south of the parcel is Richmond Road SW which has a mix of multi-family and commercial developments. The site is also less than 2.5 kilometres from Mount Royal University and the Signal Hill Shopping Centre.

Community Peak Population Table

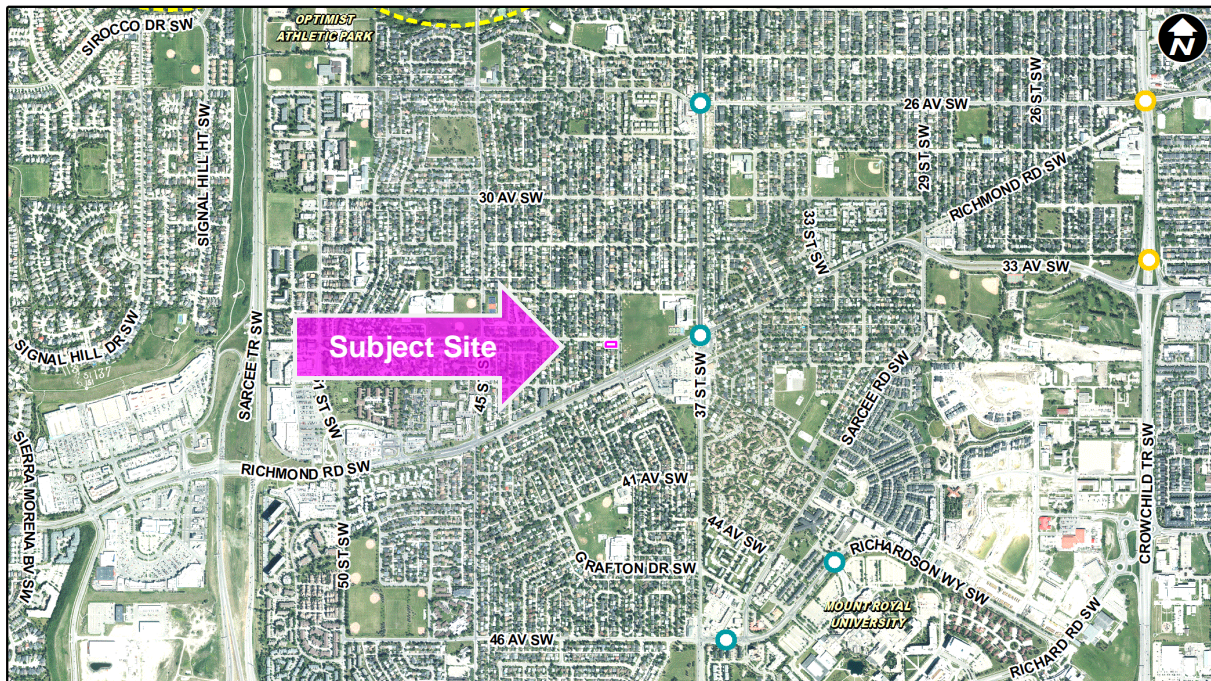
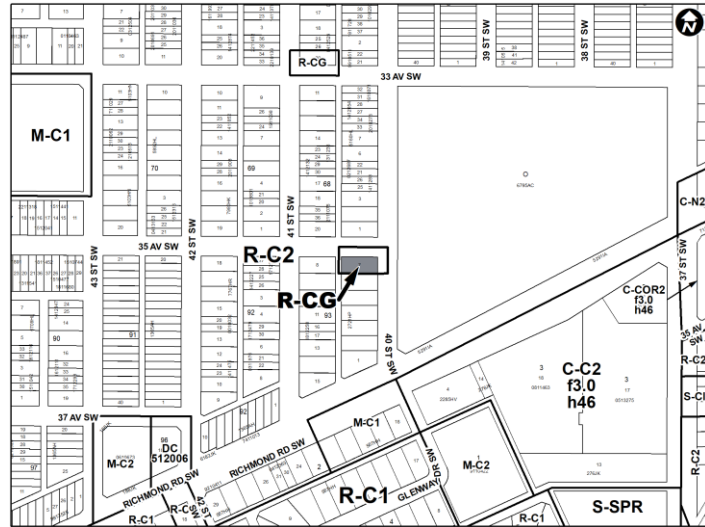
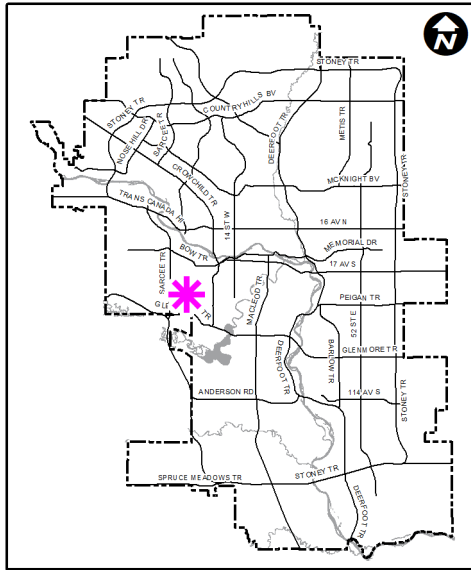
As identified below, the community of Glenbrook reached its peak population in 1982, and the population has decreased since then.

Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3.02%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, 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 units per hectare. Based on the subject site area, this would allow up to four dwelling units to be developed on the parcel.

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

Development and Site Design

If this application is approved by Council, 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 include, but are not limited to:

- ensuring an engaging built interface along both 40 Street SW and 35 Avenue SW; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

A Transportation Impact Assessment (TIA) and parking study was not required as part of this land use amendment.

Pedestrian access to the site is available from the existing sidewalks along 35 Avenue SW and 40 Street SW. A multi-use pathway is located within two blocks of the subject site, along the 37 Street SW Mainstreet, that connects to the broader cycling network. Vehicular access to the parcel is available from the rear lane. On-street parking is currently unrestricted along 35 Avenue SW and 40 Street SW.

The area is well served by Calgary Transit. The Richmond Road Max Teal BRT station on 37 Street SW is located within 500 metres (6-minute walk) of the subject site. Additionally, bus stops for Route 22 (Richmond Road SW) are located to the south within 180 metres (2-minute walk) away.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water, sanitary and storm (deep) utilities exist adjacent to the site (within public road rights-of-way). Servicing requirements will be determined at the time of development.

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 parcel is located within the Developed Residential – Established area as identified in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and thereby representing an incremental benefit to climate resilience. The proposal is in keeping with the policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [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 Glenbrook and surrounding communities. The Plan has been referred to the Calgary Metropolitan Region Board (CMRB) for review. 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.