

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Glendale, mid-block on the west side of 40 Street SW between 26 Avenue SW and 28 Avenue SW. The site is approximately 0.06 hectare (0.15 acre) in size with dimensions of 16.16 metres wide and 37.92 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage which is assessed from the rear lane.

The surrounding development is characterized primarily by single detached dwellings on parcels designated as the Residential – Contextual One Dwelling (R-C1) District. The parcel to the south is designated as the Residential – Contextual One / Two Dwelling (R-C2) District and the parcel to the east across 40 Street SW is designated as the Multi-Residential – Contextual Low Profile (M-C1) District.

The site is approximately 200 metres (three-minute walk) to transit stops on 26 Avenue SW, 400 metres (five-minute walk) to transit stops on 37 Street SW, 200 metres (three-minute walk) to community playground, and 300 metres (four-minute walk) to the community commercial plaza at 26 Avenue SW and 37 Street SW.

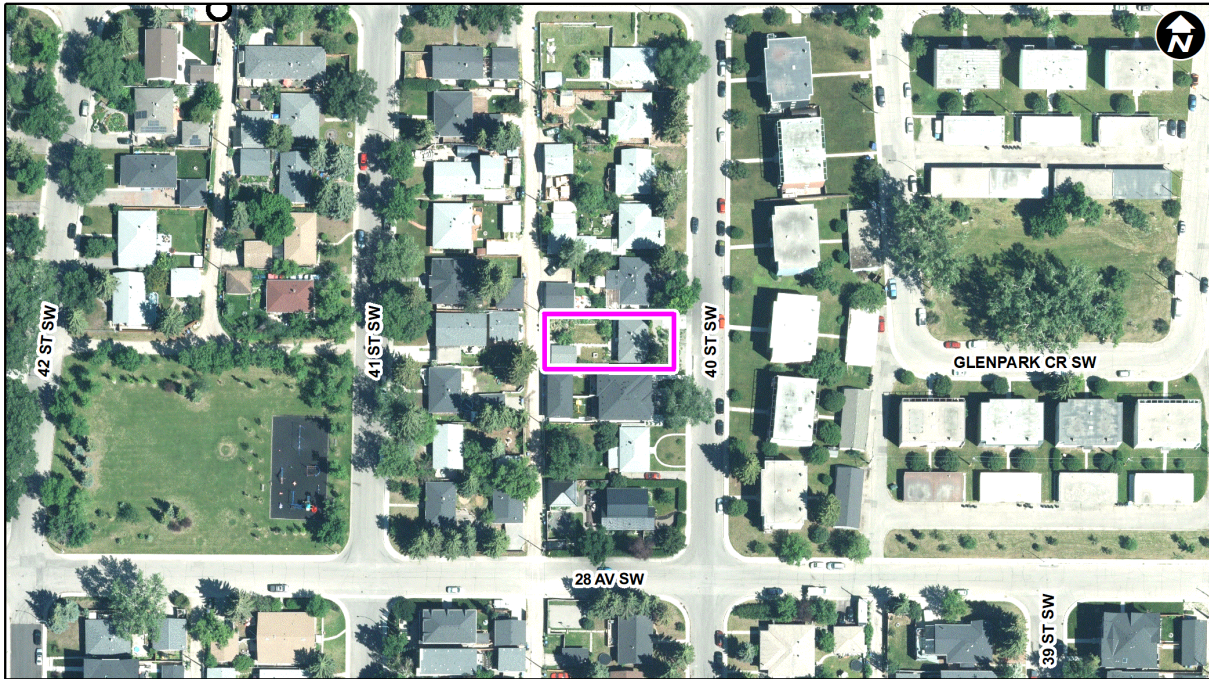
Community Peak Population Table

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a low-density residential designation applied to developed areas that is primarily for single detached dwellings and may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit. The minimum parcel width is 12 metres.

The proposed R-C2 District is a low-density residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex dwellings and may include secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. The minimum parcel width is 7.5 metres for a parcel containing a single detached dwelling or 13 metres for a parcel developed with a semi-detached or duplex dwelling. As the subject parcel is approximately 16 metres wide, it could accommodate either two single detached houses through a subdivision, or one semi-detached or duplex dwelling.

Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are also allowed in the R-C2 District and do not count towards allowable density.

Development and Site Design

If approved by Council, the rules of the proposed R-C2 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking.

Transportation

Pedestrian access to the site is available via a sidewalk on 40 Street SW. The subject site is 100 metres south from the existing on-street bikeways on 26 Avenue SW and 500 metres east from the existing on-street bikeway on 45 Street SW. The subject site is well-served by Calgary Transit with transit stop (westbound route #6), located 200 metres (three-minute walk) from the site on 26 Ave Street SW. Also, there is a MAX Teal transit stop (southbound) 400 metres (five-minute walk) from the site on 37 Street SW just south of 26 Ave SW. 40 Street SW is classified as a local road. Current vehicular access to the site is from 40 Street SW and the back lane. No restricted on-street parking adjacent to the parcel is currently in place.

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 on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage modest redevelopment and intensification of established areas to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is aligned with relevant MDP policies as the proposed R-C2 District is a low density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

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 Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a building scale “modifier” (Map 4: Building Scale), which allows for up to 3 storeys. Neighbourhood Local Area with Limited Scale modifier supports low-density developments with up to three or more residential units with the ability to accommodate secondary suites. The proposed land use amendment is in alignment with applicable policy of the LAP for accommodating a range of housing types that support secondary suites.