

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Glenbrook, fronting along 43 Street SW, south of 26 Avenue SW. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 17 metres wide by 36 metres long. The site is currently developed with a single detached dwelling and a detached garage with rear lane access.

Surrounding development to the north, east and west is characterized primarily by low density residential development in the form of single detached homes designated as Residential – Contextual One Dwelling (R-C1) District. Several parcels to the south, along 43 Street SW, are designated as Residential – Contextual One / Two Dwelling (R-C2) District and developed with semi-detached buildings. The site is approximately 600 metres (a ten-minute walk) to Graham Playground.

Community Peak Population Table

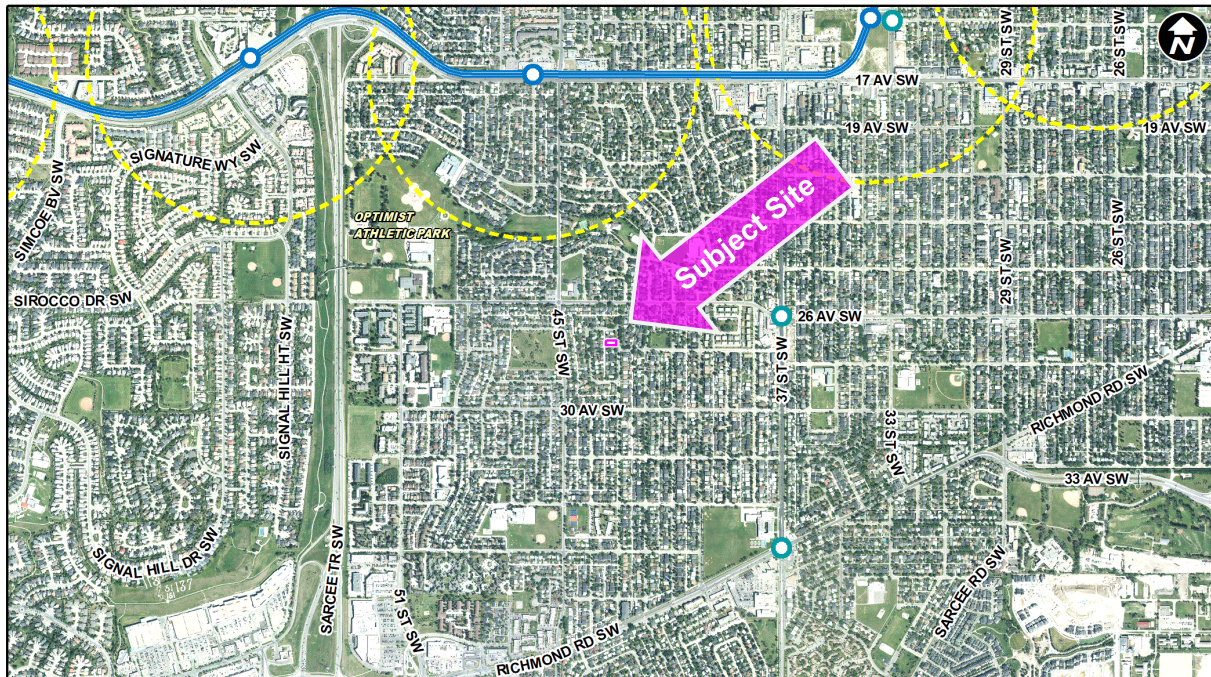
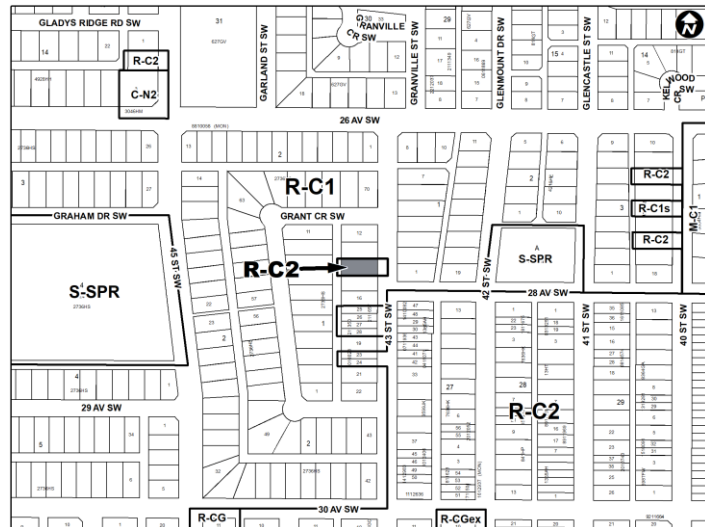
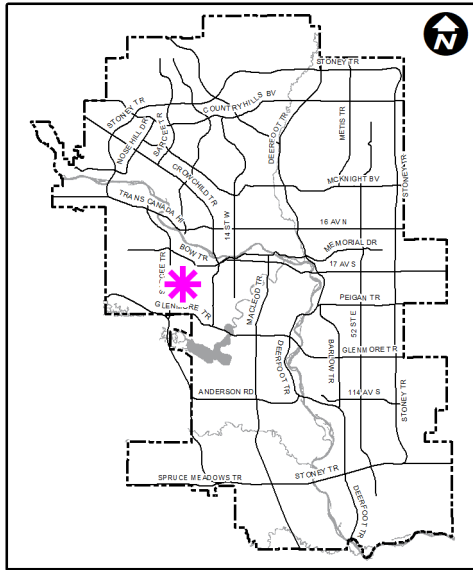
As identified below, the community of Glenbrook reached its peak population in 1982.

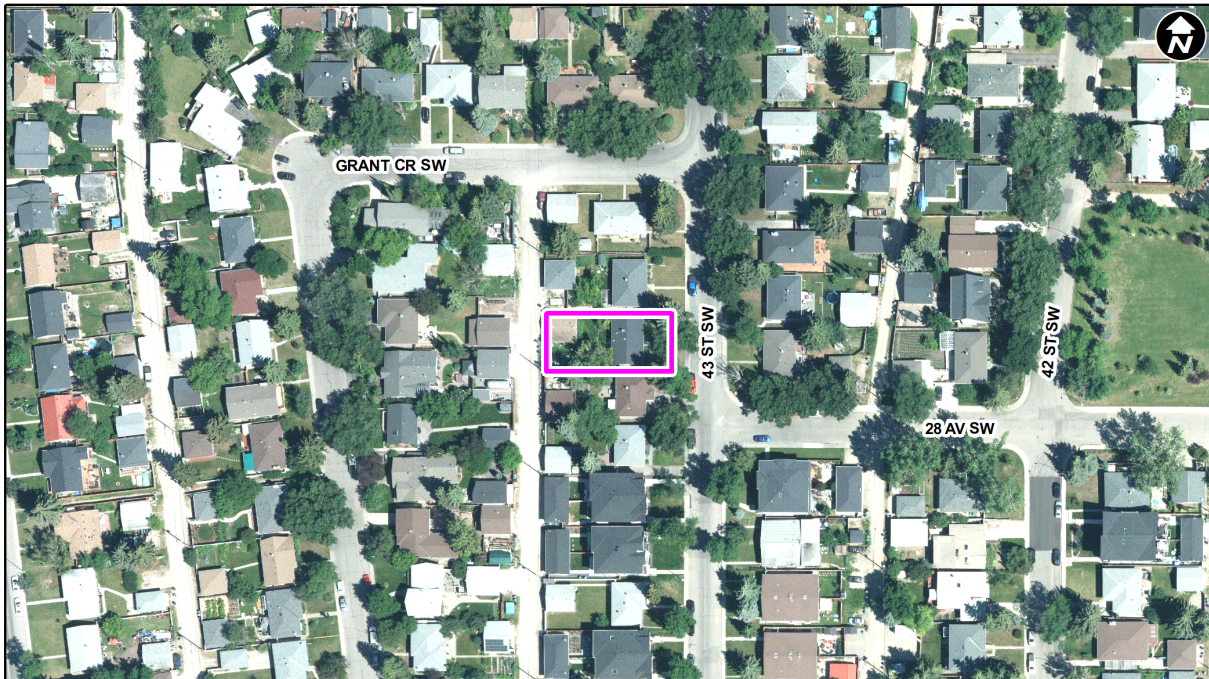
Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3.02%

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-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings, which may include secondary suites, in the developed area. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one main residential building on a parcel. The minimum parcel width is 12 metres.

The proposed R-C2 District allows 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. Based on the proposed district, up to two dwelling units may be constructed on the subject parcel.

Secondary suites (one backyard suite 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

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

The site is fronted by 43 Street SW, a residential street. Direct pedestrian access to the site is available via the existing sidewalks on 43 Street SW. Direct vehicular access to the site will be from the rear lane, typically accessed from Grant Crescent SW. On-street parking presently falls under the Residential Parking Permit Zone GBK, where parking is currently unrestricted on 43 Street SW, adjacent to the subject parcel.

The subject site is well-served by Calgary Transit. Bus stops are located within 300 metres (a five-minute walk) to Route 6 (Killarney/26 Avenue SW) on 26 Avenue SW and 400 metres (a six-minute walk) to Route 93 (Coach Hill/Westbrook Station) on 45 Street SW. The parcel is also located 1.2 kilometres (a 20-minute walk) to the 45 Street SW LRT Station.

The subject parcel is located approximately 140 metres from 26 Avenue SW, which includes an existing on-street bikeway, which forms part of the Always Available for All Ages and Abilities (5A) Network.

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 mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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 redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

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 Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. Neighbourhood Local Areas that have the Limited Scale modifier supports building forms with one or two residential units and secondary suites. The proposed land use amendment is in alignment with applicable policies of the LAP.