

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Glendale at the southwest corner of 17 Avenue SW and Grand Oaks Drive SW. The site is in close proximity west of 37 Street SW which is designated as a Neighbourhood Main Street. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 21 metres wide by 33 metres deep. The parcel is currently developed with a single detached dwelling and an attached garage. Although a lane exists adjacent to the south, vehicular access is currently provided from Grand Oaks Drive SW.

Surrounding development is characterized by a mix of low to medium density residential. To the north across 17 Avenue SW is Multi-Residential – Contextual Low Profile (M-C1) District. East across Grand Oaks Drive is a parcel designated as Residential – Grade-Oriented Infill (R-CG) District and to the south and west is Residential – Contextual One Dwelling (R-C1) District which is predominantly comprised of single detached dwellings. The site is approximately 350 metres (a six-minute walk) to an area designated as Commercial – Corridor 1 (C-COR1) District to the east located along 17 Avenue SW.

The subject site is located within walking distance, approximately 300 metres (a five-minute walk) to a nearby Light Rail Transit (LRT) Station located at 45 Street SW and 1.1 kilometres (an 18-minute walk) from the Westbrook LRT station.

Community Peak Population Table

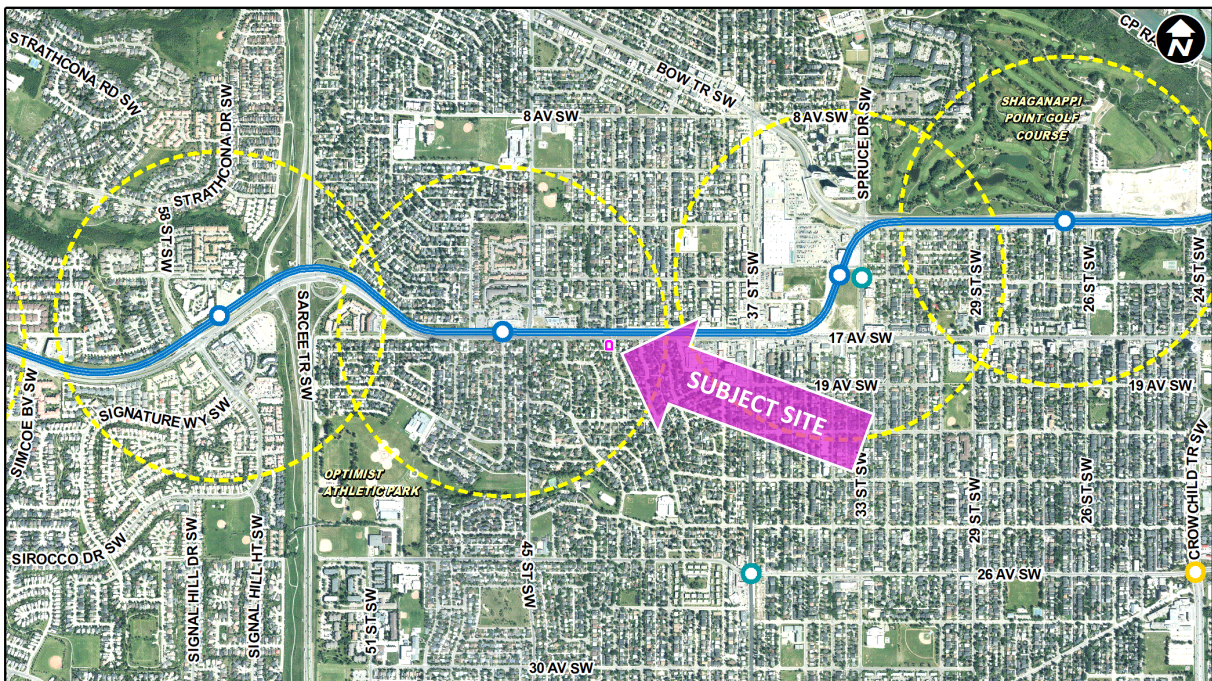
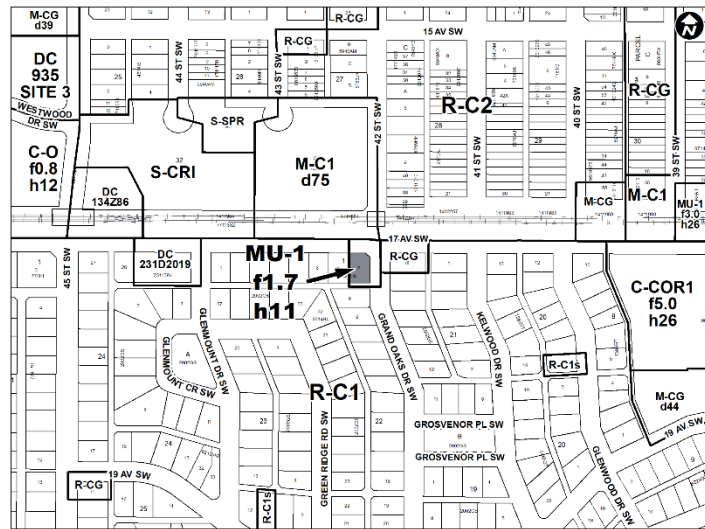
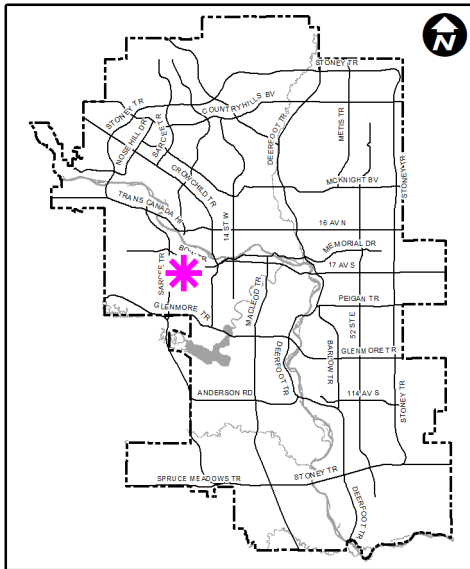
As identified below, the community of Glendale reached its peak population in 1969.

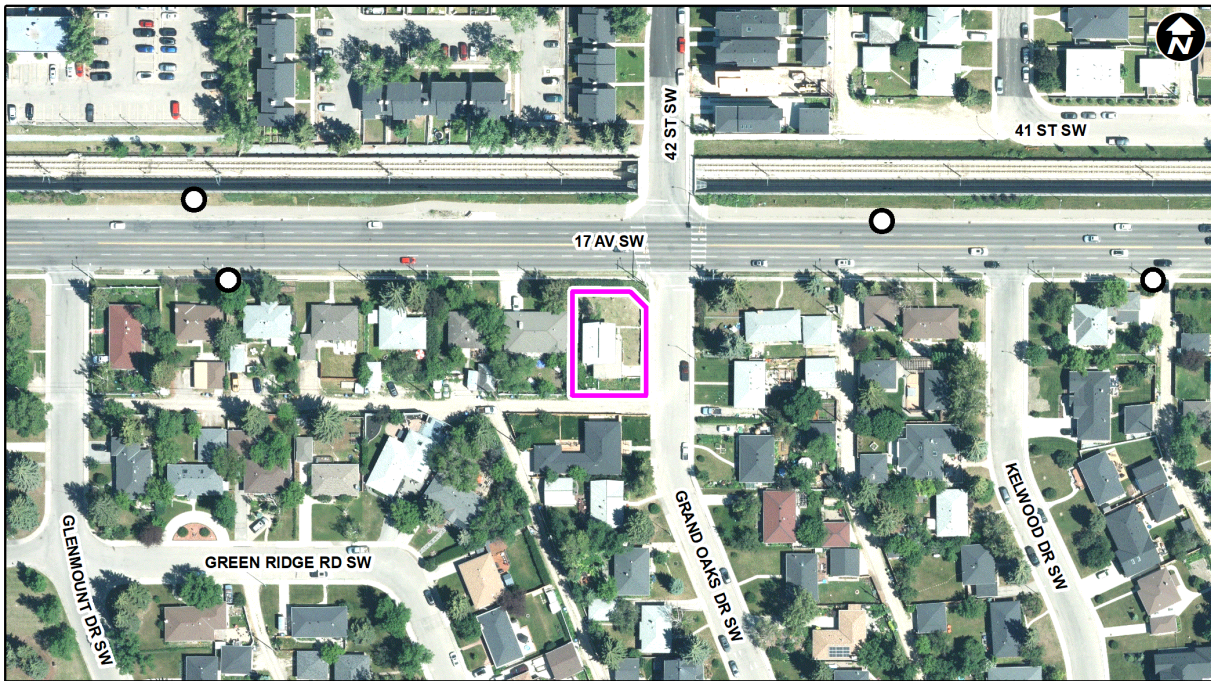
Glendale	
Peak Population Year	1969
Peak Population	3,950
2019 Current Population	2,765
Difference in Population (Number)	-1,185
Difference in Population (Percent)	-30%

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

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. 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 proposed Mixed Use – General (MU-1) District allows street-oriented developments with opportunities for a mix of both residential and commercial uses and provides a compatible transition with surrounding developments. The proposed land use accommodates a mix of residential and commercial uses in the same building or in multiple buildings throughout an area.

The proposed MU-1f1.7h11 District would allow for a maximum floor area ratio of 1.7 which equates to a building floor area of approximately 1,093 square metres. The proposed 11-metre building height would allow for approximately three storeys.

Development and Site Design

The rules of the proposed MU-1f1.7h11 District, along with the policies of the *Westbrook Communities Local Area Plan* (LAP) will provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that are being considered during the review of the development permit application include, but are not limited to:

- mitigating shadowing, overlooking and privacy concerns;
- building massing and relationship with the adjacent residential parcels to the west; and
- appropriate mix of uses within the building.

Transportation

The site is well-served by Calgary Transit with the 45 Street SW LRT Station located 300 metres (a five-minute walk) to the west. Stops for Route 2 (Mount Pleasant/Killarney 17 Avenue SW) is 75 metres away (a one-minute walk) and stops for MAX Teal and Route 9 (Dalhousie Station/Chinook Station) on 37 Street SW are 500 metres (an eight-minute walk) to the east. The site is adjacent to the existing on-street bikeway on Grand Oaks Drive SW and nearby is the existing pathway on the north side of 17 Avenue SW.

Road classifications adjacent to the parcel include 17 Avenue SW as an arterial street and Grand Oaks Drive SW as a residential street. There are no parking restrictions adjacent to the property on Grand Oaks Drive SW. Parking is prohibited on 17 Avenue SW. Current vehicular access is from Grand Oaks Drive SW, with future access to be from the rear lane.

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 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)

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 Flex category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The Neighbourhood Flex areas are characterized by mix of commercial and residential uses. Buildings are oriented to the street with units that may accommodate commercial uses, offices, personal services and residential uses on the ground floor. The Low building scale in this context includes forms such as apartments, stacked townhouses and mixed-use buildings. The LAP also identifies the site as forming part of the 45 Street Transit Station Area Transition Zone, envisioned to be of moderate activity and density. The proposed land use amendment is in alignment with the applicable policies of the LAP.