

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Glenbrook, midblock on the west side of 45 Street SW between 30 Avenue SW and 33 Avenue SW. The site is approximately 0.05 hectares (0.12 acres) in size and is approximately 15 metres wide by 33 metres long. It is currently developed with a single detached dwelling with a rear detached garage. Vehicle access is currently provided from the rear lane.

Surrounding development is characterized by single detached and semi-detached dwellings. There is a neighbourhood park 240 metres (a four-minute walk) to the north of the site. Glenbrook Community Association and Glenbrook Elementary School are approximately 300 metres (a five-minute walk) to the south of the site along 45 Street SW. Calgary Christian School is located within 400 metres (a seven-minute walk) to the west of the site along 30 Avenue SW.

There is a bus stop for Route 93 (Coach Hill/Westbrook Station) located in front of the property.

## Community Peak Population Table

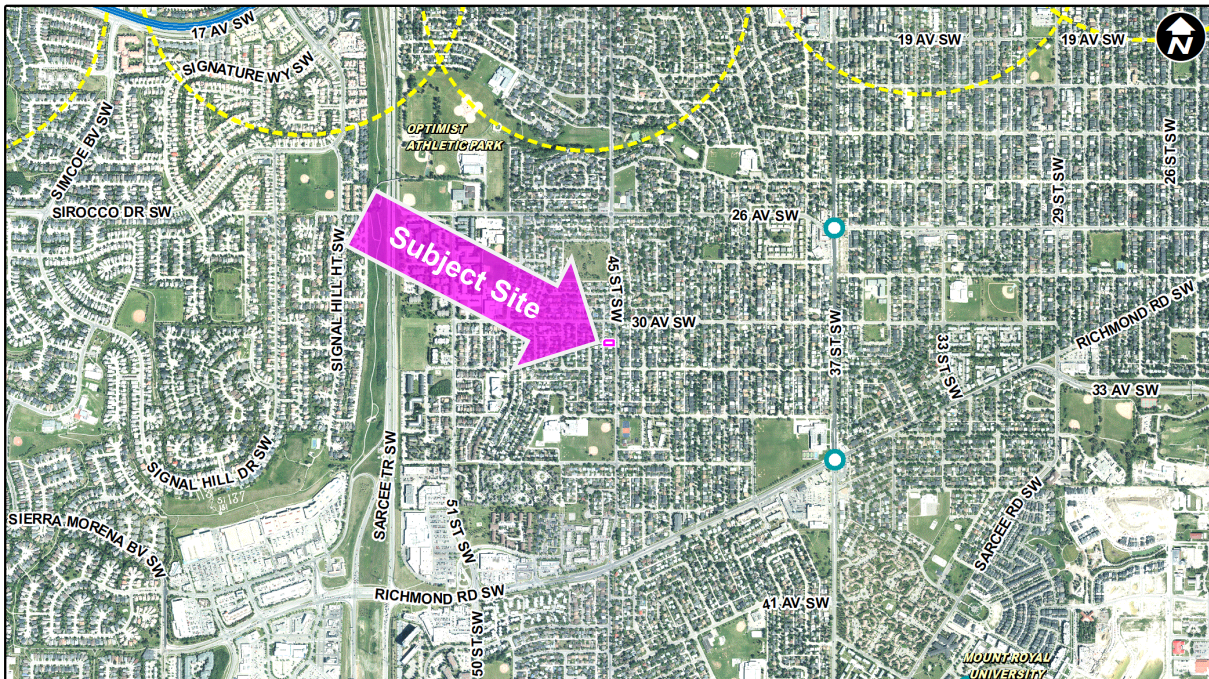
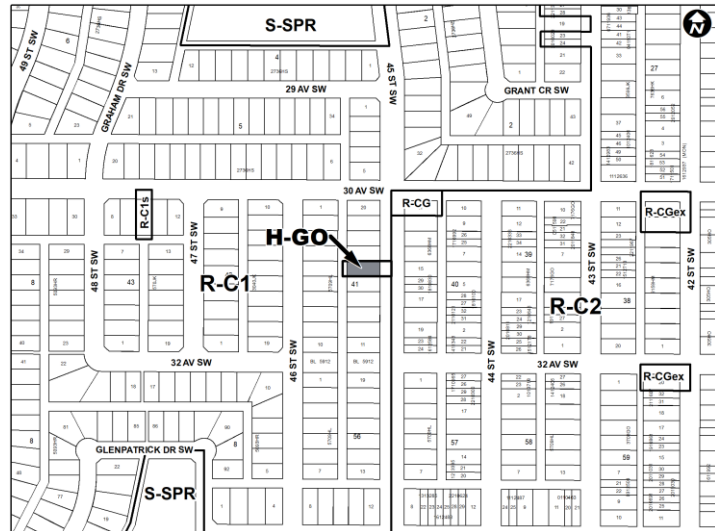
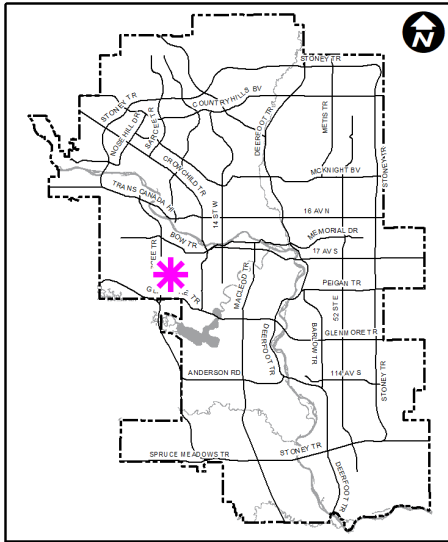
As identified below, the community of Glenbrook reached its peak population in 1982.

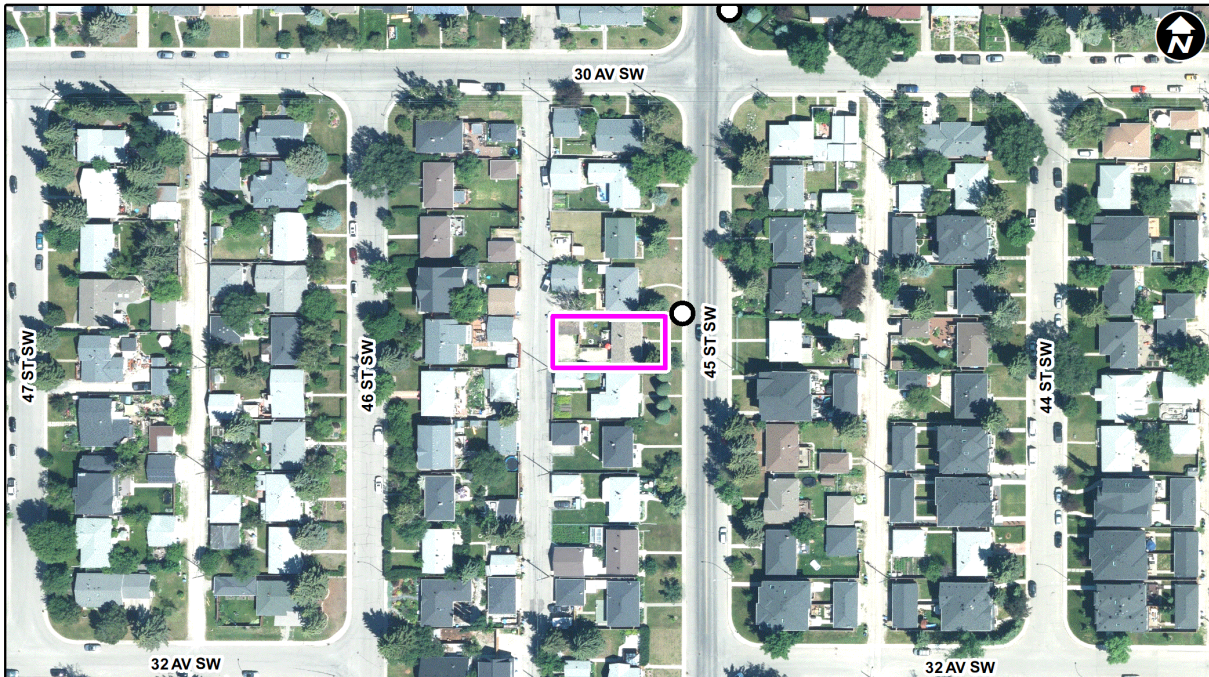
<b>Glenbrook</b>	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3.02%

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 Residential – Contextual One Dwelling (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 minimum parcel width is 12 metres.

The proposed H-GO District accommodates rowhouses and townhouses in the form of grade-oriented housing where the dwelling units may be attached or stacked within a shared building or cluster of buildings that also includes secondary suites.

The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

This site is appropriate for the proposed H-GO District as it meets the location criteria established in Land Use Bylaw 1P2007 under Section 1386 (d). The Bylaw states that H-GO

“should only be designated on parcels located within (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories”. The subject site is located on 45 Street SW, which is identified as a Neighbourhood Connector Urban Form Category in the *Westbrook Communities Local Area Plan* (LAP), and is therefore appropriate for redesignation to the H-GO District.

### **Development and Site Design**

If approved by Council, the rules of the proposed H-GO District 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 site, additional items that may be considered at the development permit stage include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- ensuring an engaging built interface along public frontages;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels;
- ensuring appropriate provision and design of a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers;
- accommodating appropriate waste management pick-up and storage; and
- ensuring appropriate amenity space for residents.

### **Transportation**

The subject site is well-served by transit. There is a bus stop for Route 93 (Coach Hill/Westbrook Station) in front of the parcel. Pedestrian access to the site is available from an existing sidewalk along 45 Street SW. Street parking is available and unrestricted.

An existing Always Available for All Ages and Abilities (5A) network on-street bikeway is available along 45 Street SW, and a proposed 5A network on-street bikeway is recommended along 30 Avenue SW.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

All necessary services, including water and sanitary mains are available to this site. Site servicing details 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 established communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposed land use amendment is in alignment with the applicable 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 Plan (Statutory – 2023)**

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low – Modified building scale modifier (Map 4: Building Scale), which allows for development of up to four storeys. The Neighbourhood Connector category speaks to a broad range of housing types along higher activity, predominantly residential streets. The Low - Modified building scale is typically characterized by a range of building forms including semi-detached, rowhouses and stacked townhouses. The proposed land use amendment is in alignment with the applicable policies of the LAP.