

Applicant Submission

On behalf of Menjyot Legha, O2 is proposing to amend the Land Use Bylaw (LUB) for one parcel located at 3119 45 Street SW in the neighbourhood of Glenbrook. A land use amendment is required to re-designate the subject site from 'Residential – Contextual One Dwelling' (R-C1) to 'Housing – Grade Oriented' (H-GO). Future intensification on the site will contribute to addressing the “missing middle”, providing grade-oriented housing in a desirable neighbourhood.

The subject site is located on 45 Street SW, south of 30 Avenue SW and east of Sarcee Trail SW and currently contains one residential dwelling and detached garage. The surrounding area is characterized by single detached residential dwellings. The immediate area is a stable residential neighbourhood, however, is experiencing modest intensification through development permit applications for basement secondary suites, demonstrating a growing need to increasing housing choice in the neighbourhood to respond to the growing housing demand in Calgary.

The site is well-served by nearby amenities including Graham Playground to the north and Glenbrook School and Glenbrook Community Association to the south. The site is supported by a mix of active modes and transit, enabling convenient bus connections to the designated Neighbourhood Main Streets of 37 Street to access the MAX Teal BRT route (east) and Richmond Road (north) less than a 10-minute walk away (800 metres). On-street cycling connections directly front the site on 45 Street, with broader cycling connections north to 26 Avenue SW and west to the Rottary-Mattamy Greenway path, enabling modal choice, ideal to support increased density.

The subject site is regulated by the Westbrook Communities Local Area Plan (LAP), designated under the urban form category 'Neighbourhood Connector'. Neighbourhood Connector areas are envisioned to support a mix of housing types along higher activity streets. The site is designated under the building scale 'Low-Modified', enabling development up to four storeys. Future grade-oriented development is consistent with the Westbrook Communities LAP and would not require a policy amendment to implement the development vision.

To allow for redevelopment on the subject site, a land use amendment is required to re-designate the site to 'Housing-Grade Oriented' (H-GO), enabling grade-oriented development in a variety of housing forms, creating choice for Calgarians in a desirable, well-connected neighbourhood.

Overall, the proposed land use amendment will increase housing choice and provide an alternative to single detached dwellings in a desirable inner-city neighbourhood. The immediate area has both active applications and received approvals for several development permit applications for secondary basement suites, demonstrating a desire to diversify housing choice and support individuals at varying stages of life.

The proposed development aligns with existing policies of the MDP, encouraging housing choice and diversity in developed inner city neighbourhoods. Intensification of the subject site is also supported by the Calgary Transportation Plan, encouraging redevelopment in locations with access to multi-modal opportunities, mitigating congestion and reducing environmental impacts associated with single occupancy trips.

In addition, the proposed development is consistent with the Westbrook Communities Local Area Plan urban form category and building scale modifier, responding to the growing housing demand, and proposing intensification in areas with access to public transportation and active travel connections.

In summary, the proposed land use enables a development that will:

- Increase residential growth within the inner city in proximity to existing transportation infrastructure and community amenities
- Provide grade oriented housing which is contextually sensitive to adjacent low density development and responds to changing housing needs of Calgarians
- Propose intensification in a dynamic and growing neighbourhood capable to respond to growth.