

Background and Planning Evaluation

Background and Site Context

The subject site, located in the southwest community of Glenbrook is at the southeast corner of 28 Avenue SW and 42 Street SW. The area of the site is approximately 0.06 hectares (0.14 acres) and is approximately 16 metres wide by 37 metres deep. The existing development on the site is a single detached dwelling and a detached garage with rear lane access.

Surrounding development to the north is characterized primarily by single detached dwellings designated as Residential – Contextual One Dwelling (R-C1) District. Semi-detached and duplex dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District exist to the south of the site. Directly to the north, there is a large playground across 28 Avenue SW.

Glendale School (grades kindergarten to six), Holy Name School (grades one to nine) and St. Thomas Aquinas (grades kindergarten to six) are all within 650 metres (a nine-minute walk) of the site. Optimist Athletic Park, Calgary Christian School (preschool, kindergarten and grades one to 12), St. Gregory School (grades seven to nine) is approximately 1 kilometre (a fifteen-minute walk) to the west of the site. The site is also 650 metres (a six-minute walk) west of a variety of commercial services located along 37 Street SW and 26 Avenue SW.

Community Peak Population Table

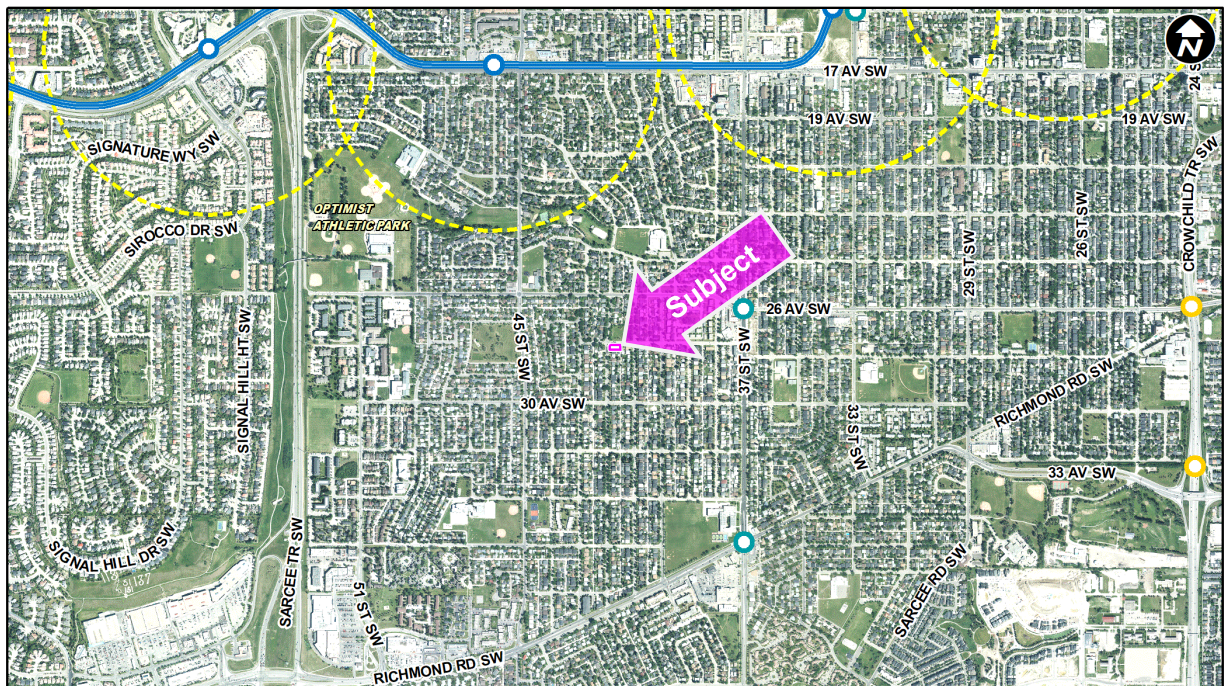
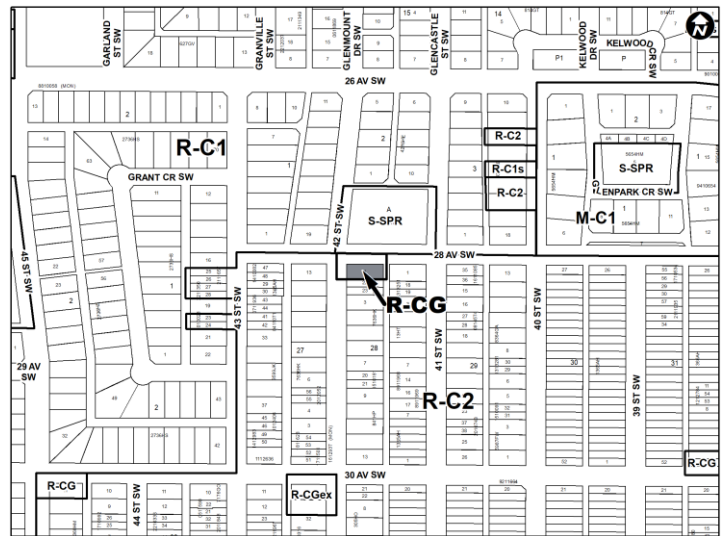
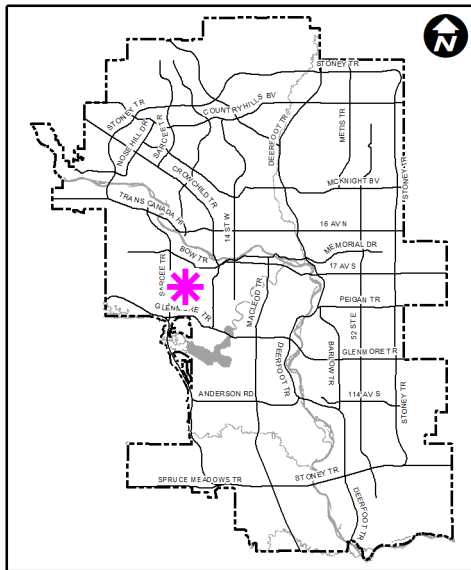
As identified below, the community of Glenbrook reached its peak population in 1982.

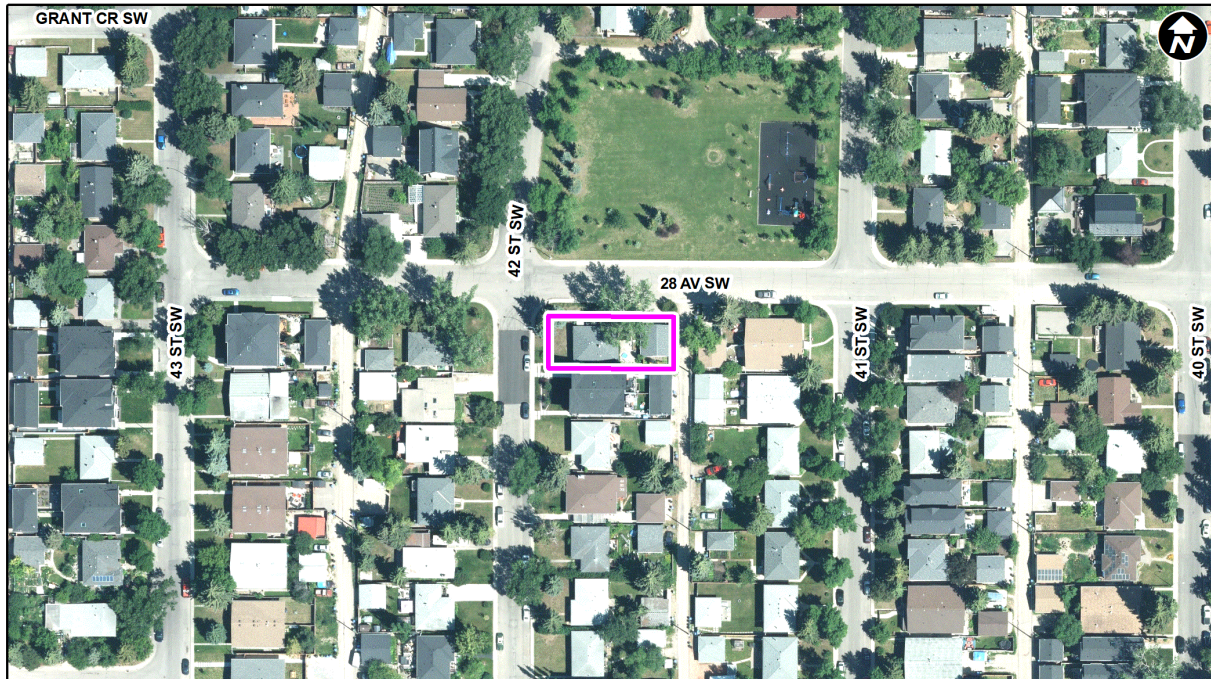
Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3.0%

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-C2 District is primarily 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. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and secondary suite.

Development and Site Design

The rules of the proposed R-CG District would 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 corner site, additional items that will be considered through the development permit process include, but are not limited to:

- mitigating shadowing, overlooking and privacy concerns with neighbouring parcel;
- ensuring appropriate built form and height with the surrounding context;
- providing an engaging built interface along 28 Avenue SW and 42 Street SW; and
- ensuring appropriate provision and design of a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers.

Transportation

The site is a corner parcel located at 28 Avenue and 42 Street SW. Both streets are classified as residential streets. Direct pedestrian access to the site is available via the existing sidewalks on both 28 Avenue and 42 Street SW. Direct vehicular access to the site will be from the rear lane. On-street parking presently falls under the RPP Zone “GBK”. Parking is however currently unrestricted directly adjacent to the site.

The site is well-served by Calgary Transit. Bus stops for Route 6 (Killarney/26 Avenue) are located 190 metres (a three-minute walk), Route 93 (Coach Hill/Westbrook) are located 375 metres (a six-minute walk), Route 306 (MAX Teal Westbrook/Douglas Glen) and Route 9 (Dalhousie/Chinook) are located 500 metres (a ten-minute walk) from the site.

The site is also located 175 metres from 26 Avenue SW, which includes a dedicated on-street cycle track forming part of the Always Available for All Ages and Abilities (5A) Network.

Environmental Site Considerations

No environmental concerns were identified.

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)

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 site is located within the Developed Residential – Established Area as identified on Map 1: Urban Structure of 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. The proposed land use amendment is in alignment with the applicable policies of the MDP.

Calgary Climate Strategy (2022)

The 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 Neighbourhood Local (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for buildings of up to three storeys. Neighbourhood Local, Limited scale policies in the LAP support building forms that contain three or more residential units on parcels with rear lanes in the following areas:

- within transit station area Core Zones and Transition Zones;
- along a street identified as a Main Street or separated by a lane from a parcel along a Main Street;
- on corner parcels; or,
- adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares.

The subject parcel has a lane, is a corner parcel and separated by a road from a park greater than 0.4 hectares. Therefore, the proposed land use amendment is in alignment with the applicable policies of the LAP.