

O2

30 AVE SW

45 ST SW

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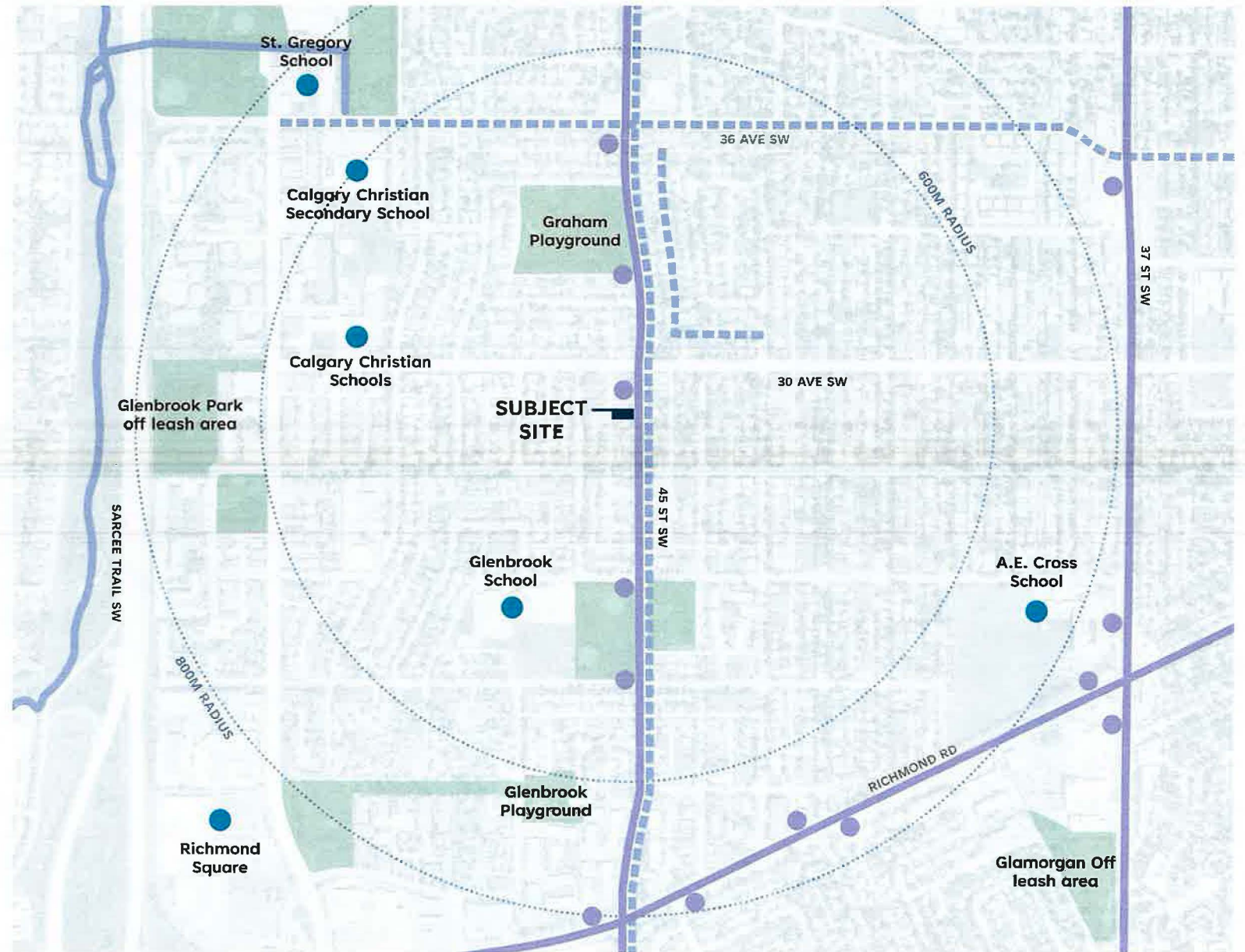
# 3119 45 Street SW

Land Use Redesignation

Council Presentation LOC2023-0233- January 16, 2024

## Site Context & Connectivity

- Site is comprised of one mid-block parcel surrounded by single detached homes.
- The immediate area is experiencing modest intensification through development permit applications for basement secondary suites.
- Surrounding area is well-served by the MAX Teal BRT route east on 37 Street (800m) and Richmond Road located north (800m).
- Cycling connections are located directly on 45 Street, with broader cycling connections north on 26 Avenue SW to support everyday mobility.



CITY OF CALGARY  
**RECEIVED**  
 IN COUNCIL CHAMBER  
**JAN 16 2024**  
 ITEM: 7.2.21-CPC 2023-1077  
Distrib- Presentation 2  
 CITY CLERK'S DEPARTMENT

# Policy Context: Westbrook Communities Local Area Plan



- Subject Site
- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- No Urban Form Category

## Urban Form Category Map

Site is designated 'Neighbourhood Connector' envisioned to support a mix of housing types along higher activity streets. Grade-oriented housing is consistent with the Local Area Plan and does not require a policy amendment.



- Subject Site
- Limited (up to 3 Storeys)
- Low-Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- No Scale Modifier
- Parks, Civic and Open Space

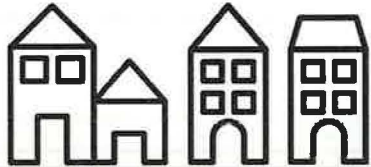
## Building Scale Map

Site is designated 'Low-Modified' which supports up to 4 storeys of development.

# Development Vision



Enable grade-oriented housing in an already serviced, developed area of Glenbrook.



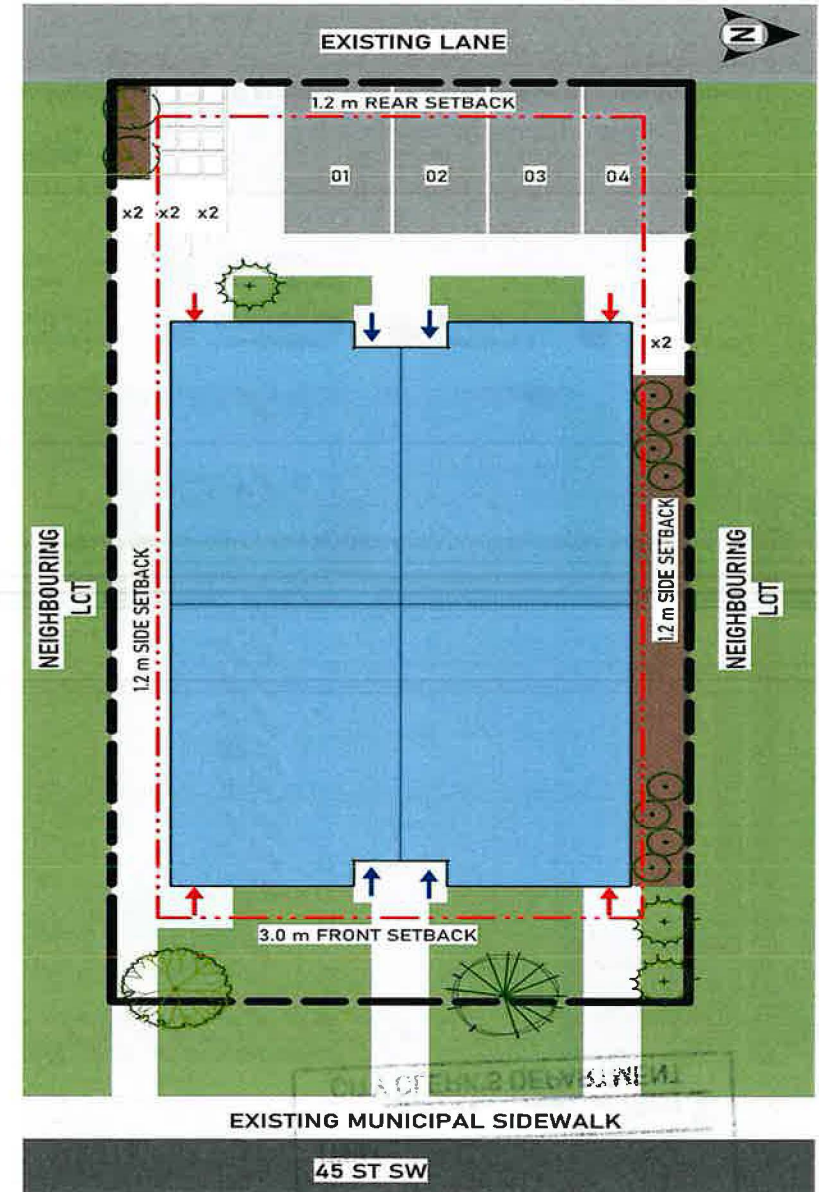
Aligns with the City's Housing Strategy Recommendations to increase the supply of housing.



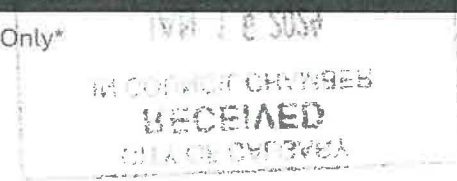
Housing - Grade Oriented (H-GO) represents the most appropriate land use district to enable the development vision.



Preliminary concept proposing 4 townhouse units and 4 smaller dwelling units.

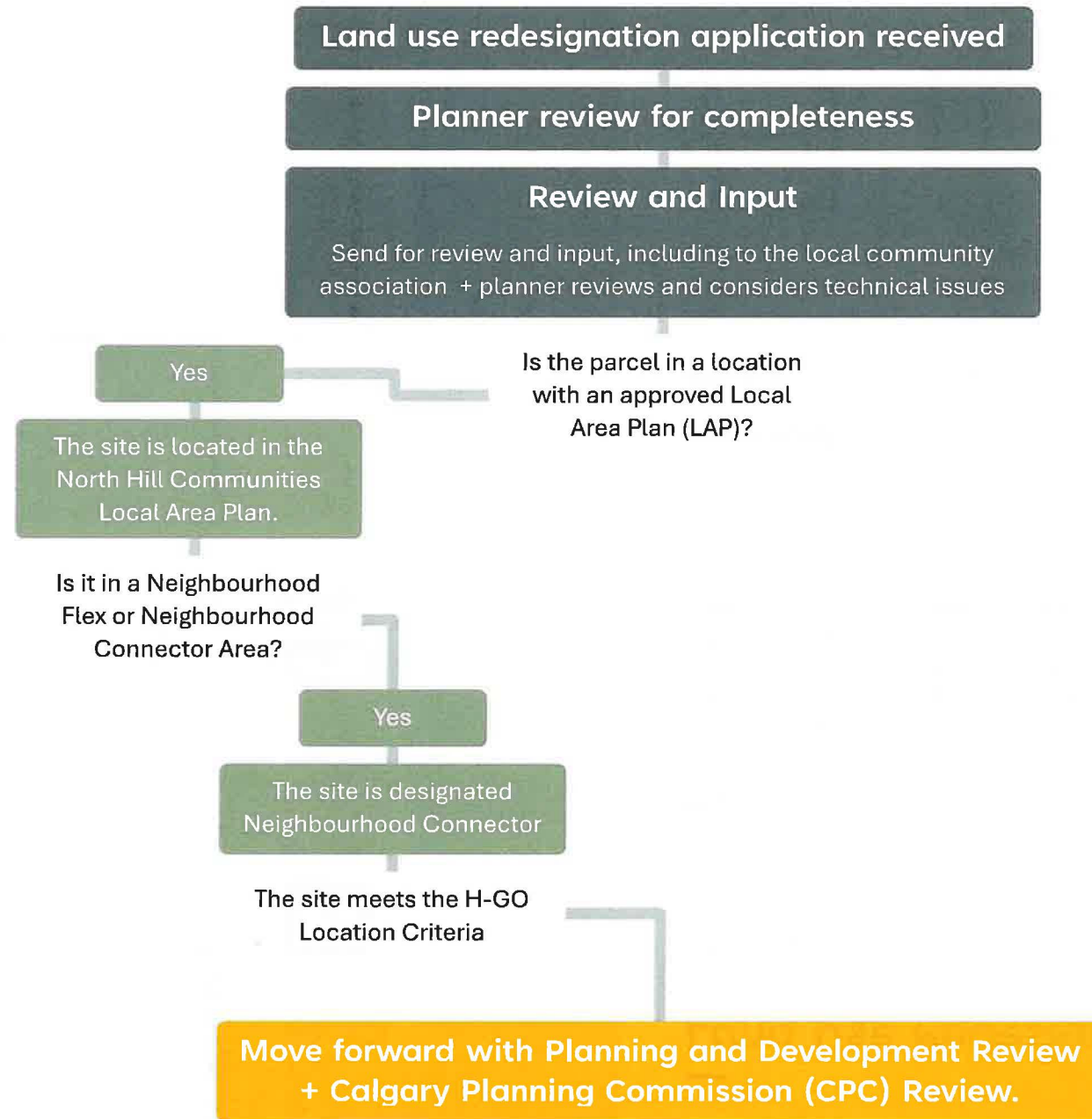


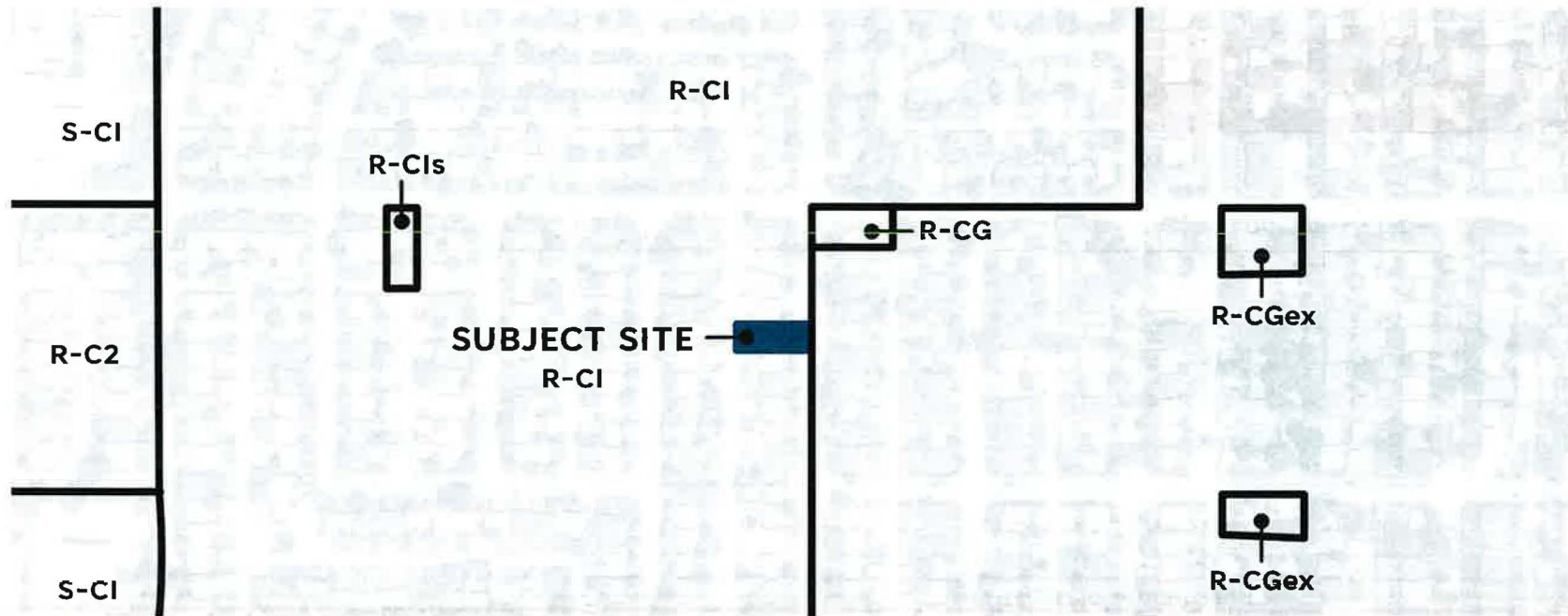
\*Conceptual Site Plan Only\*



# H-GO Location Criteria

- Site is located in an existing Local Area Plan boundary.
- Site is designated a Neighbourhood Connector and therefore meets the criteria for H-GO.





## Land Use Redesignation

### Existing

#### Residential-Contextual One Dwelling (R-C1)

Accommodates single storey development in the developed area.



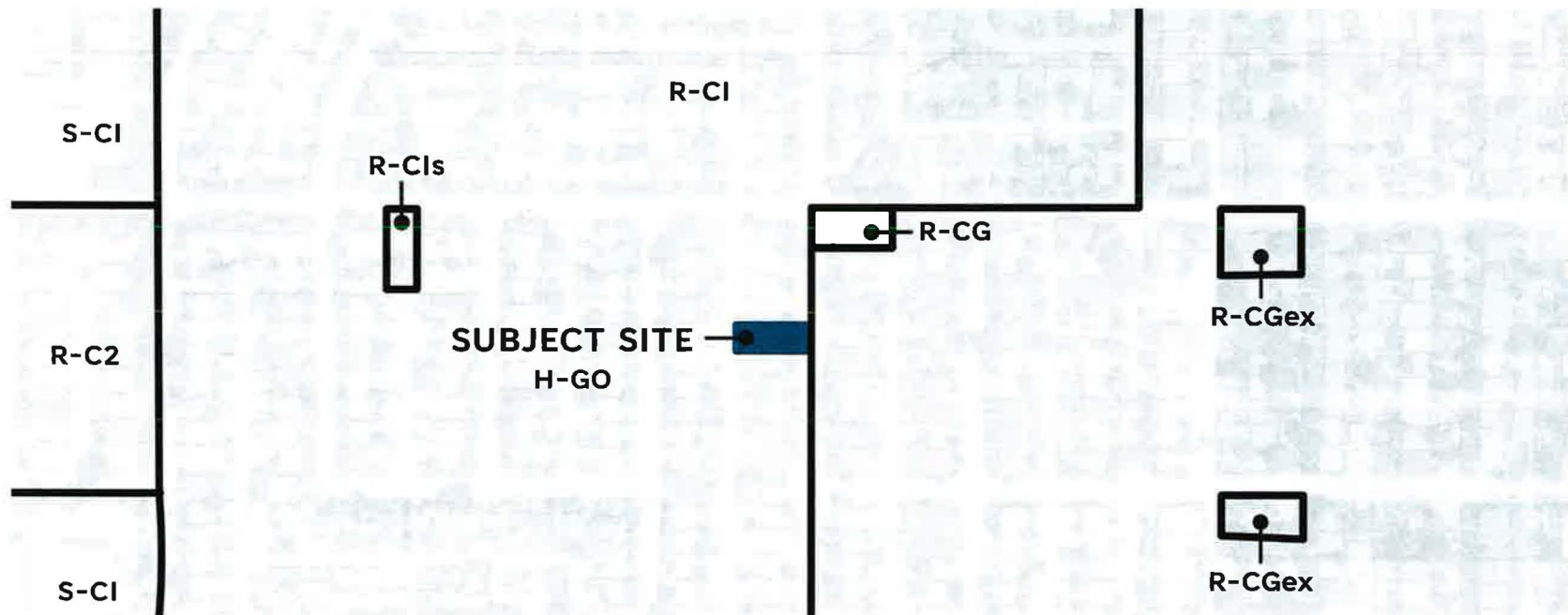
MAX DWELLING

1 per Parcel



HEIGHT

10 Metres



### Proposed

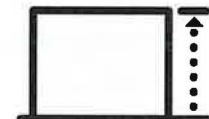
#### Housing - Grade Oriented (H-GO)

Accommodates grade oriented development, such as townhouse development at a scale consistent with low density residential districts.



MAX DENSITY

1.5 FAR



HEIGHT

12 Metres

# Engagement

## Tactics



Community Information Session



Postcard Circulation



On Site Signage

## Timeline



AUGUST 2023  
Land Use Application Submission



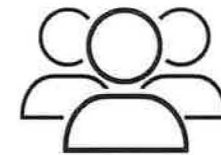
SUMMER 2023  
Community Association Engagement



FALL 2023  
Broader Community Engagement



NOVEMBER 16 2023  
Calgary Planning Commission



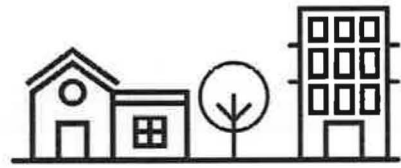
JANUARY 16 2024  
City Council Public Hearing

## Application Summary



### Appropriate scale of development

Diversifies residential offerings in proximity to transit and key amenities.



### Achieves City of Calgary Housing Strategy Recommendations

Increases available housing supply, including providing 'missing middle' housing.



### Consistent with the Westbrook LAP Policy

Aligned with the existing urban form category and building scale modifier of the LAP.



### Appropriate land use district

Meets H-GO location criteria and enables townhouse development.