

Background and Planning Evaluation

Background and Site Context

The subject site is located on the southeast corner of 26 Avenue SW and 41 Street SW. It is currently designated Residential – Contextual One Dwelling (R-C1) District and developed with a single detached dwelling that fronts onto 41 Street SW and a detached garage that is accessed from 26 Avenue SW. Lane access from the rear is also available. The corner site is approximately 0.06 hectares (0.14 acres) in size, measuring approximately 18 metres wide by 36 metres deep.

Surrounding development is predominantly characterized by low density residential developments designated as R-C1 District. There are multi-residential developments designated Multi-Residential – Contextual Low Profile (M-C1) District located 60 metres (one-minute walk) and neighbourhood commercial uses designated Commercial – Community 1 (C-C1) District located 400 metres (five-minute walk) to the east of the site on 26 Avenue SW.

The site is approximately 280 metres (five-minute walk) to community amenities such as a tennis court and an outdoor rink. St. Thomas Aquinas School (K-6) is 400 metres (six-minute walk) and Glendale School (K-6) is 260 metres (four-minute walk) from the site.

Community Peak Population Table

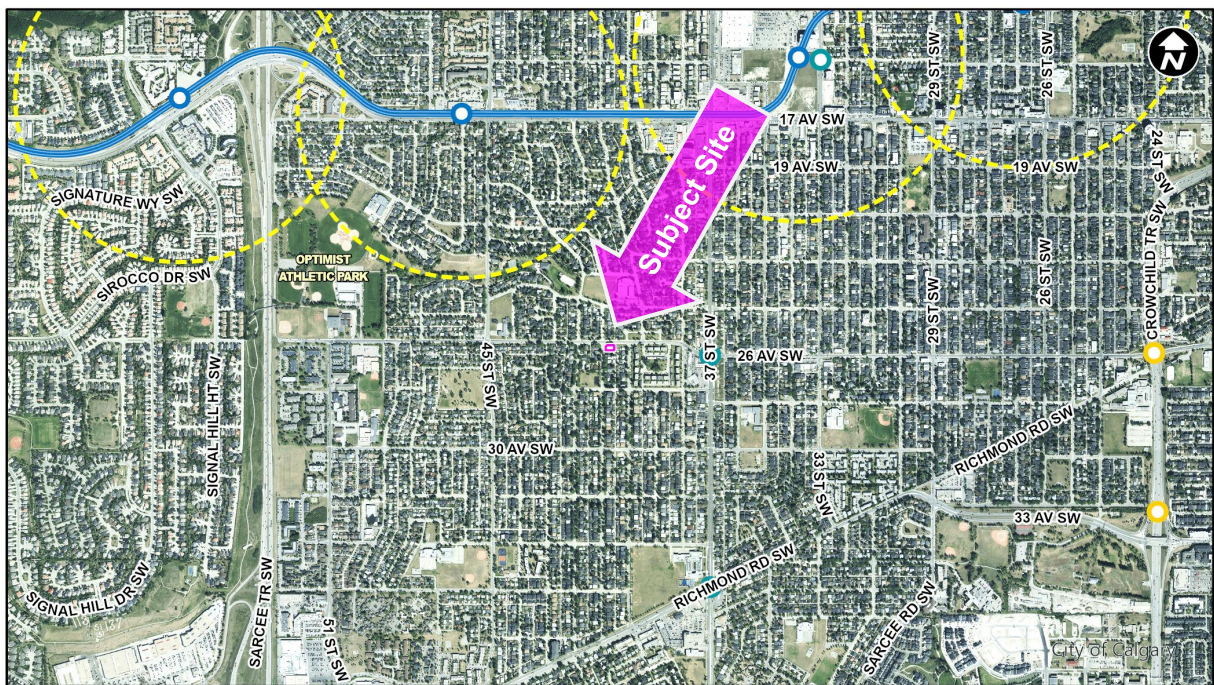
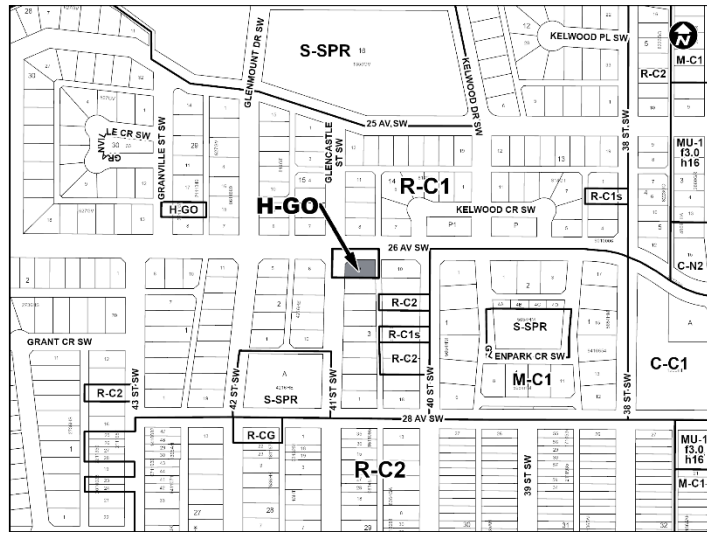
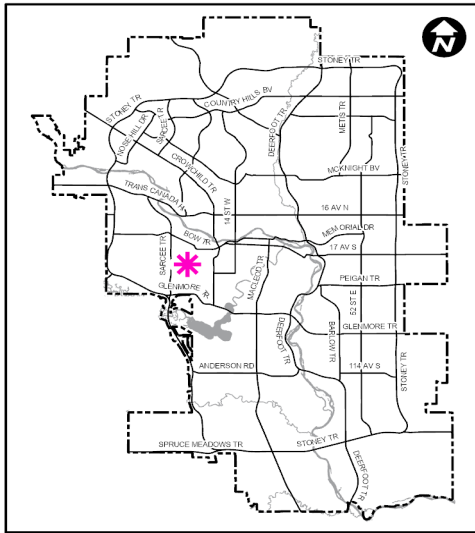
As identified below, the community of Glendale reached its peak population in 1969.

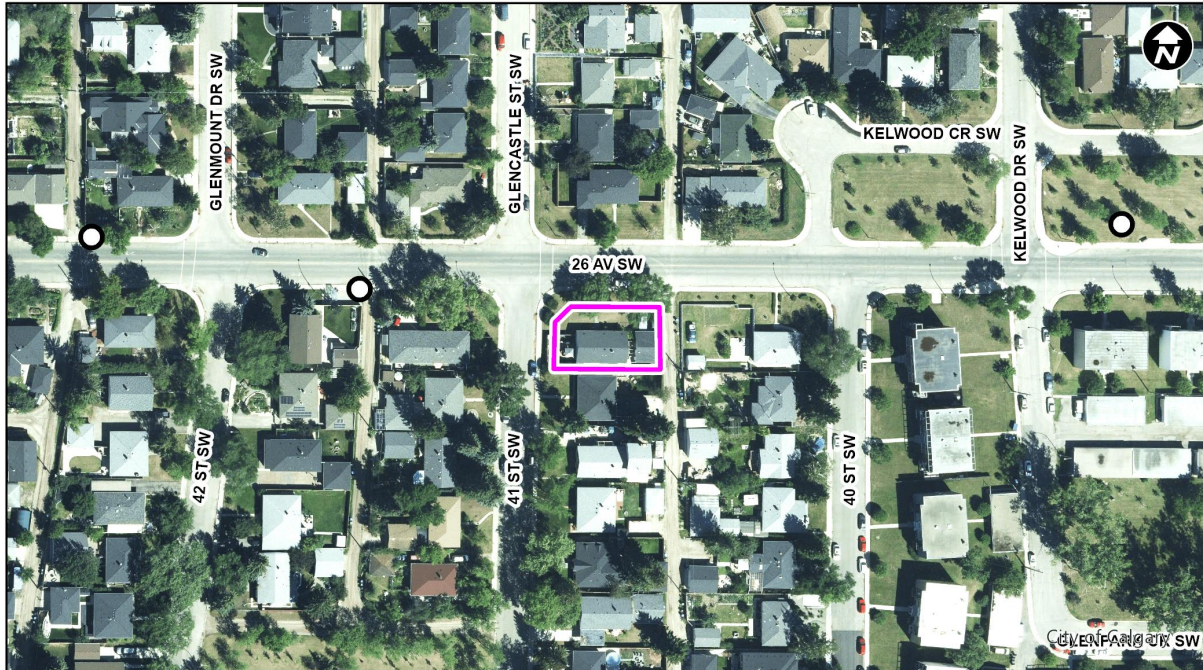
Glendale	
Peak Population Year	1969
Peak Population	3,950
2019 Current Population	2,765
Difference in Population (Number)	-1,185
Difference in Population (Percent)	-30%

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

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels city-wide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the Housing – Grade Oriented (H-GO) District. The applicant has elected to proceed with this application for a decision at the July 16 Public Hearing in advance of 21P2024 taking effect on August 6.

Planning Evaluation

Land Use

The existing R-C1 District accommodates contextually sensitive redevelopment in the form of single detached dwellings. It allows for a maximum building height of 10 metres and a maximum of one main residential building on a parcel. Secondary suites are permitted uses within the R-C1 District.

The proposed H-GO District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms where dwelling units may be attached including rowhouse, townhouse, and stacked townhouse units. As part of Administration’s review, alternative land use districts were explored with the applicant including the Residential – Grade-Oriented Infill (R-CG) District. However, it was determined that the H-GO District offered a compatible built form with the most site design flexibility for the current context.

There is no maximum density under the H-GO District. Development scale and intensity are managed through a combination of:

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

Section 1386(d) of the Land Use Bylaw 1P2007 provides location criteria for where the H-GO District may be considered appropriate. In areas which are subject to an approved Local Area Plan, the H-GO District is intended for areas which are identified as part of the Neighbourhood Connector or Neighbourhood Flex urban form categories. The subject site is located on 26 Avenue SW, which is designated as a Neighbourhood Connector on Map 3: Urban Form of the *Westbrook Communities Local Area Plan* (LAP).

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;
- an engaging built interface along public frontages;
- mitigating shadowing, overlook and privacy concerns with neighbouring parcels;
- access, parking provision and enabling of mobility options; and
- appropriate landscaping and amenity space for residents.

Transportation

The site is a corner lot with lane access. The existing curb cut on 26 Avenue SW will be closed and rehabilitated at the developers expense. The site is approximately 150 metres (two-minute walk) away from a westbound Route 6 (Killarney/26 Avenue SW) bus stop, which provides service through Glendale, and on to the Signal Hill bus loop, which provides access to other routes. The site is also approximately 50 metres (one-minute walk) from an eastbound Route 6 (Killarney/26 Avenue SW) bus stop, which provides service through Killarney, South Calgary, Mount Royal, Beltline, and the downtown core. A Route 306 (MAX Teal) bus stop is located 400 metres (five-minute walk) from the site with service to the Westbrook LRT station, Mount Royal University and Rockyview General Hospital.

The site is within the Residential Parking zone "GDL". At the time of redevelopment, all required parking/loading and bicycle/mobility storage is to be situated on site, and all vehicular access is to come from the lane.

Environmental Site Considerations

There are no known environmental concerns with the proposed land use amendment application at this time.

Utilities and Servicing

Water storm and sanitary sewers are available to service this site.

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 in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage modest redevelopment of the Established Areas. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network. The proposal is consistent with the 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 Limited building scale (Map 4: Building Scale), which allows for up to three storeys. Neighbourhood Connector policy areas encourage a broad range of housing types along residential streets with higher activity, such as 26 Avenue SW. The proposed land use amendment is in alignment with applicable policies of the LAP.