

Background and Planning Evaluation

Background and Site Context

The subject site is located on 45 Street SW in the southwest community of Glenbrook. The subject site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 meters wide and 36 metres deep. The parcel currently contains a single detached dwelling and a detached garage that is accessed from the rear lane.

Surrounding development is generally characterized by single detached dwellings designated as Residential – Contextual One Dwelling (R-C1) District. A commercial development, the Tri-Glen Centre, is located approximately 75 metres northwest of the subject site at the junction of 26 Avenue SW and 45 Street SW.

The proposed development is well served by Calgary Transit. The southbound transit Route 93 (Coach Hill/Westbrook Station) is located 25 metres (a one-minute walk) away on 45 Street SW. Additionally, the parcel is located approximately 100 metres (a one-minute walk) south of Route 6 (Killarney/26 Avenue) on 26 Avenue SW. The subject site is also within close proximity to existing on-street bikeways along 45 Street SW and 26 Avenue SW. Within a 200-metre radius (approximately a three-minute walk) from the subject parcel, additional amenities include St. Thomas Aquinas School to the north of the subject parcel and Graham Playground and open space to the southwest.

Community Peak Population Table

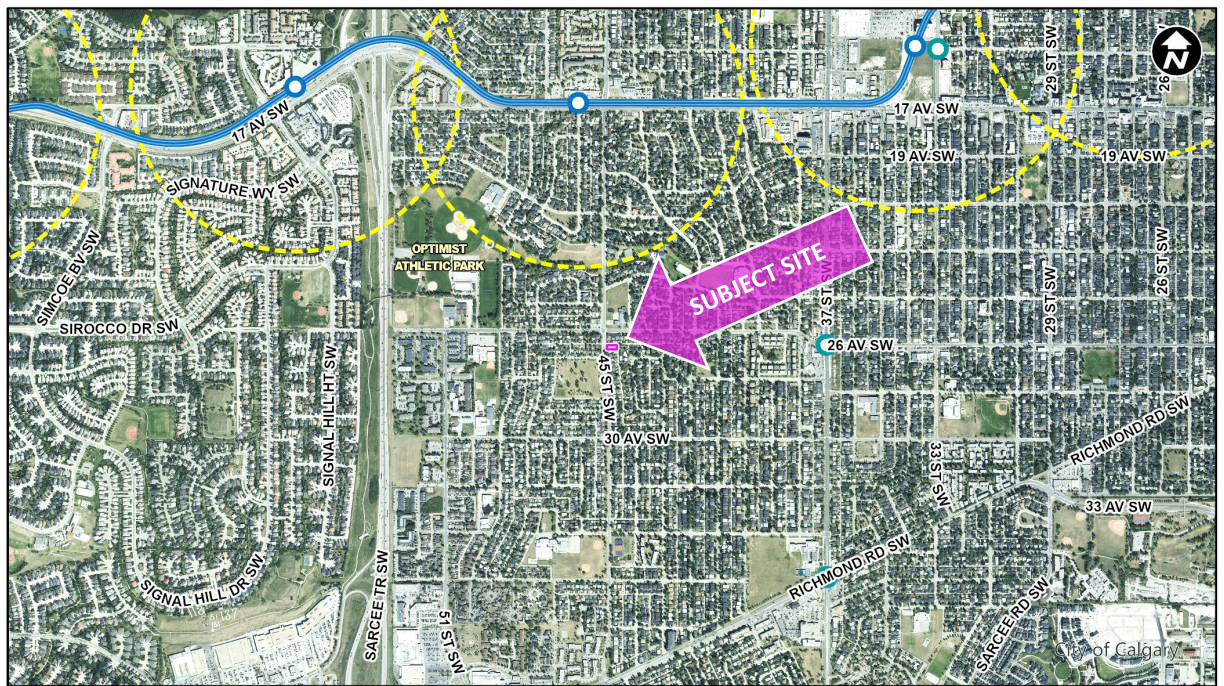
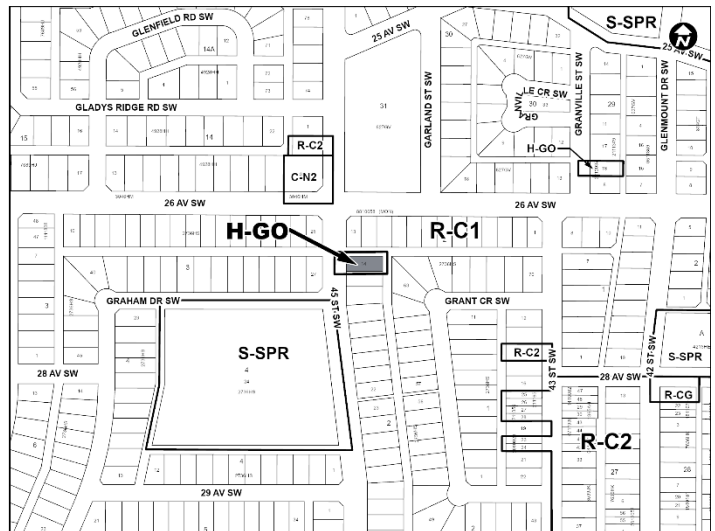
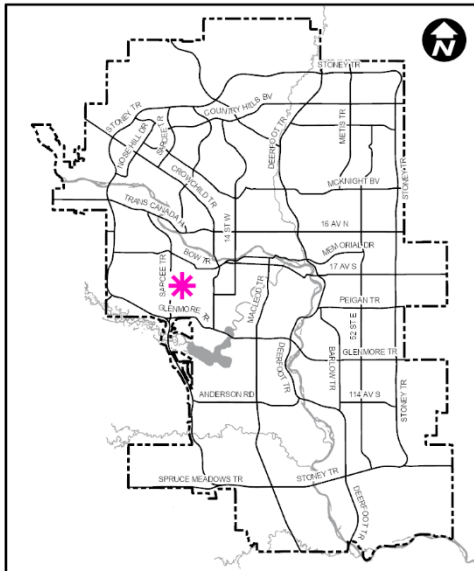
As identified below, the community of Glenbrook reached its peak population in 1982.

Glenbrook	
Peak Population Year	1982
Peak Population	7,258
2019 Current Population	6,522
Difference in Population (Number)	-736
Difference in Population (Percent)	-10.1%

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

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 although a decision at the 2024 September 10 Public Hearing will take place after the implementation date of 2024 August 6.

Planning Evaluation

Land Use

The existing R-C1 District is primarily for single detached dwellings. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Secondary suites are a discretionary use in the R-C1 District.

The proposed H-GO District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with adjacent residential districts. The H-GO District also provides rules for:

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

The H-GO District is intended to be designated on parcels located within 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 and is identified as a Neighborhood Connector on Map 3: Urban Form in the *Westbrook Communities Local Area Plan* (LAP). The subject parcel therefore meets the criteria to be considered for the H-GO District.

Secondary suites are also allowed in the H-GO District as a discretionary use and do not count towards allowable density.

Development and Site Design

The rules of the proposed H-GO District, along with the policies of the LAP, will provide guidance for future site redevelopment, including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Additional items that will be considered through the development permit review process include, but are not limited to:

- ensuring an engaging built interface along 45 Street SW;
- the layout and configuration of dwelling units;
- lane access and parking provision;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy, and visual overlooking; and
- appropriate location of landscaping and amenity spaces.

Transportation

The subject site is located along 45 Street SW which is a Collector Road. The subject site is in close proximity to 26 Avenue SW, which is also identified as a Collector Road. Pedestrian connectivity in the neighborhood is provided through sidewalks on 45 Street SW, adjacent to the subject parcel, and to the surrounding area.

The subject site is well-served by cycling infrastructure with an existing on-street bikeway along 45 Street SW extending north/south from 26 Avenue SW. Additionally, an on-street bikeway is present along 26 Avenue SW and will be upgraded to protected bike lanes in the future as per the 26 Avenue Mobility Improvement Project.

The proposed development is well-served by Calgary Transit. The southbound transit Route 93 (Coach Hill/Westbrook Station) is located 25 metres (a one-minute walk) away with access on 45 Street SW. Additionally, the parcel is located approximately 100 metres (a one-minute walk) south of the east/westbound transit Route 6 (Killarney/26 Avenue) on 26 Avenue SW.

Future vehicle access to the subject site will be required from the rear lane. On-street parking is available on 45 Street SW, with no restrictions as there is presently no active Residential Parking Permit (RPP) Zone that impacts the subject site.

Environmental Site Considerations

No environmental concerns were noted, and no reports were required for this land use re-designation.

Utilities and Servicing

Sanitary and water connections are available in the rear lane. Storm connection is available from 45 Street SW.

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 land use typology as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established areas to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposed H-GO District complies with the relevant MDP policies.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. 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 up to four storeys. The Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity, predominantly residential streets. The Low – Modified building scale is typically characterized by range of housing types such as single-detached, semi-detached, duplex, rowhouse residential development, apartments, stacked townhouses, stand-alone or mixed-use buildings. The proposed land use amendment is in alignment with applicable policies of the LAP.