

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Glenbrook, at the northeast corner of 39 Street SW and 30 Avenue SW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 37 metres deep and 15 metres wide. It is currently developed with a single detached dwelling and a detached garage with vehicular access from the rear lane.

The site is surrounded by the Residential – Contextual One / Two Dwelling (R-C2) District, comprising predominantly of older single detached dwellings. There are several sites designated Residential – Grade-Oriented Infill (R-CG) District in the community, including the corner parcel directly to the east.

The subject site is about 400 metres (a seven-minute walk) from the neighbourhood commercial centre of Glendale Shopping Centre. The Holy Name School, the Killarney School and the A.E. Cross School are all within 600 metres (a 10-minute walk) away from the subject site. The Glenbrook Community Centre and the Killarney-Glengarry Community Centre are respectively 900 to 1200 metres (a 15 to 20-minute walk) away from the subject site.

Community Peak Population Table

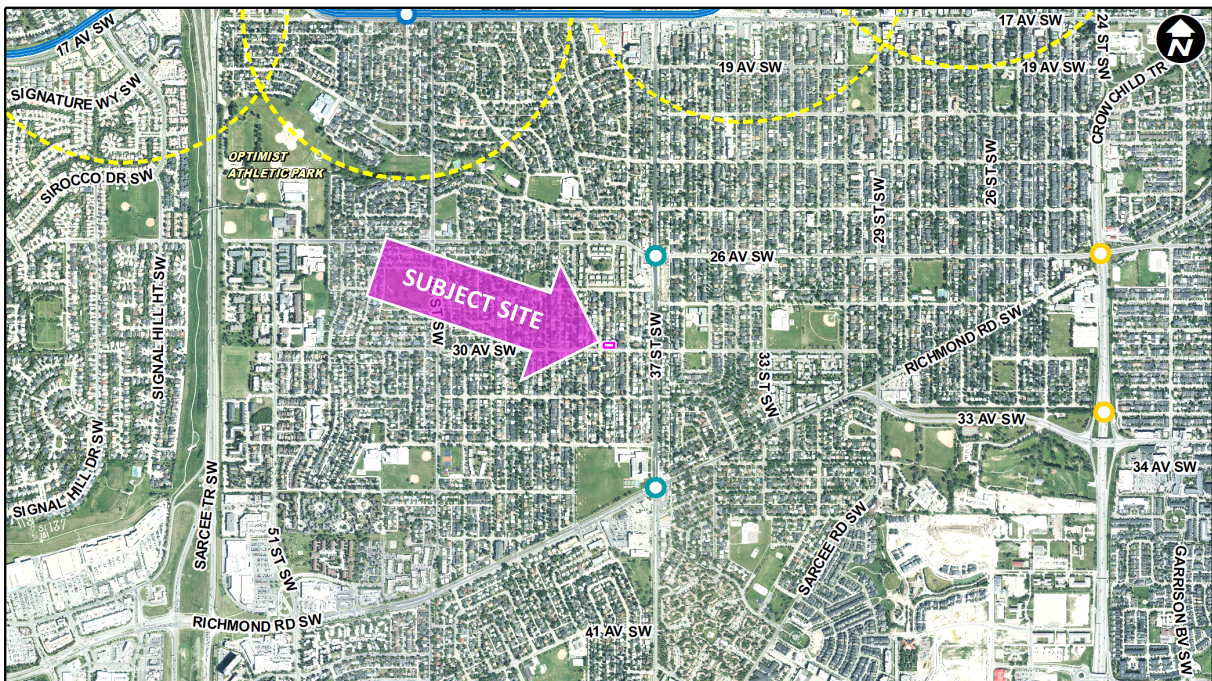
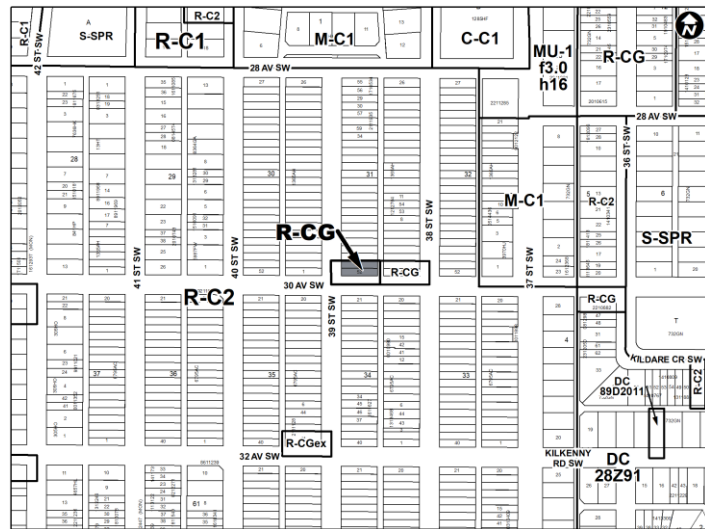
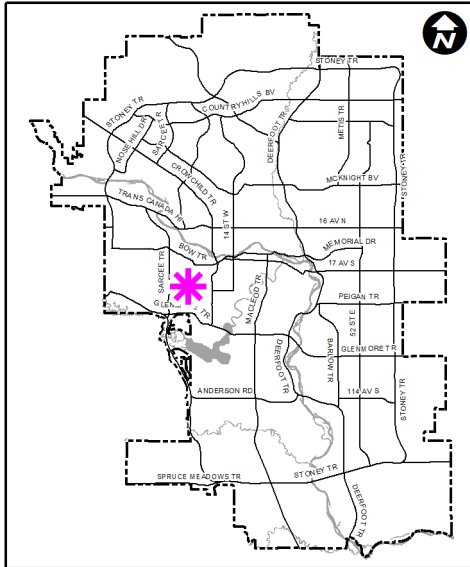
As identified below, the community of Glenbrook reached its peak population in 1982.

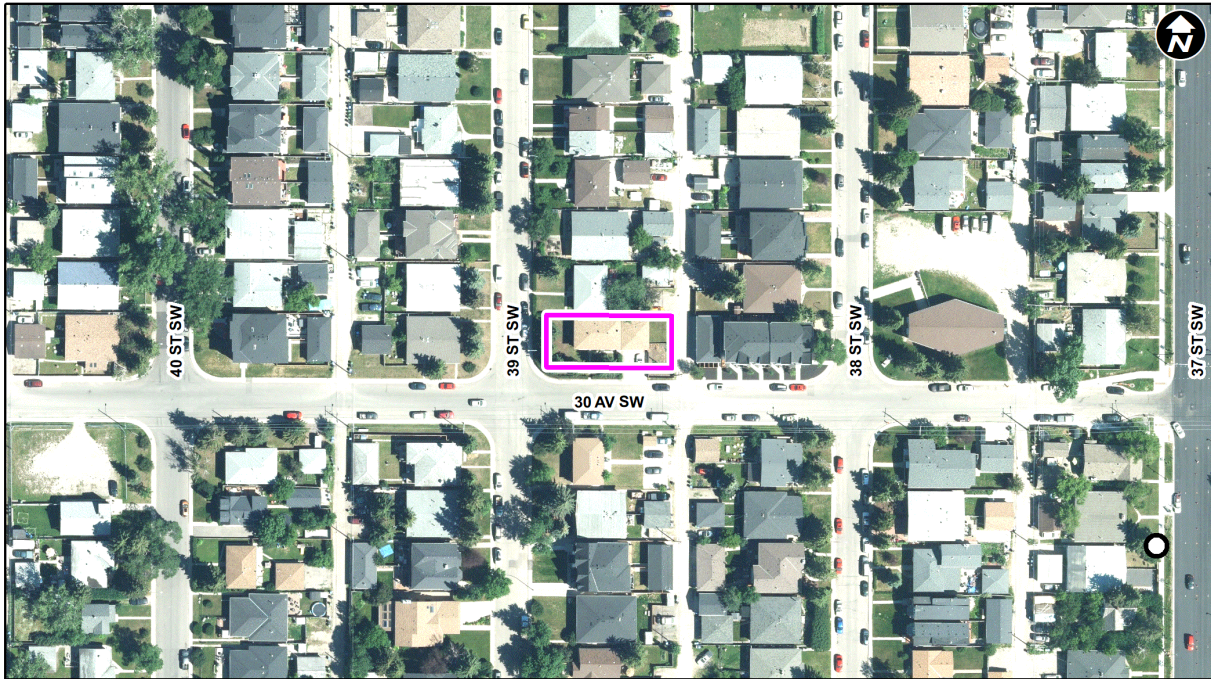
Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3.02%

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 R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. 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 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 per 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:

- providing an engaging built interface along both 30 Avenue SW and 39 Street SW; and

- mitigating shadowing, overlooking and privacy concerns with neighbouring sites.

Transportation

The subject site is well served by transit with stops for Route 9 (Dalhousie Station/Chinook Station) within 200 metres (a three-minute walk) on 37 Street SW and Route 93 (Coach Hill/Westbrook Station) within 700 metres (a 12-minute walk) on 45 Street SW.

Pedestrian access to the site is available via existing sidewalks on 39 Street SW and 30 Avenue SW. There is unrestricted street parking available on both 39 Street SW (a Residential Street) and 30 Avenue SW (a Collector Road).

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Public water, sanitary and storm utilities exist adjacent to the site. 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 established communities to make more efficient use of existing infrastructure, public amenities, and transit, as well as delivering small and incremental benefits to climate resilience. The proposed land use amendment is in alignment with the vision and direction of the MDP.

Calgary Climate Strategy (2022)

This application does not include specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development on the site with the 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 Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The LAP speaks to primarily

residential uses in the area and encourages a range of housing types. The Limited building scale policies support building forms that contain three or more residential units on corner sites with rear lanes, in areas well served by neighbourhood amenities and services. The proposed land use amendment is in alignment with applicable policy of the LAP.