

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Glendale on the west side of Granville Street SW and the north side of 26 Avenue SW. It is currently designated Residential – Contextual One Dwelling (R-C1) District and developed with a single detached dwelling and a detached garage accessed from the rear lane. The site is a corner parcel and approximately 0.06 hectares (0.16 acres) in size, measuring approximately 21 metres (along 26 Avenue SW) by 30 metres (along Granville Street SW).

Surrounding context is characterized by low density residential developments that are designated as the R-C1 District. In 2024 March, Council approved the Housing – Grade Oriented (H-GO) District for a property to the east of the subject site.

There are multi-residential developments designated Multi-Residential – Contextual Low Profile (M-C1) District located 325 metres (a five-minute walk) to the east and neighbourhood commercial uses designated Commercial – Neighbourhood 2 (C-N2) located 275 metres (a five-minute walk) to the west of the site on 26 Avenue SW.

The site is approximately 270 metres (a five-minute walk) to community amenities such as a tennis court and an outdoor rink. St. Thomas Aquinas School is 185 metres (a three-minute walk) and Glendale School is 525 metres (a nine-minute walk) from the site.

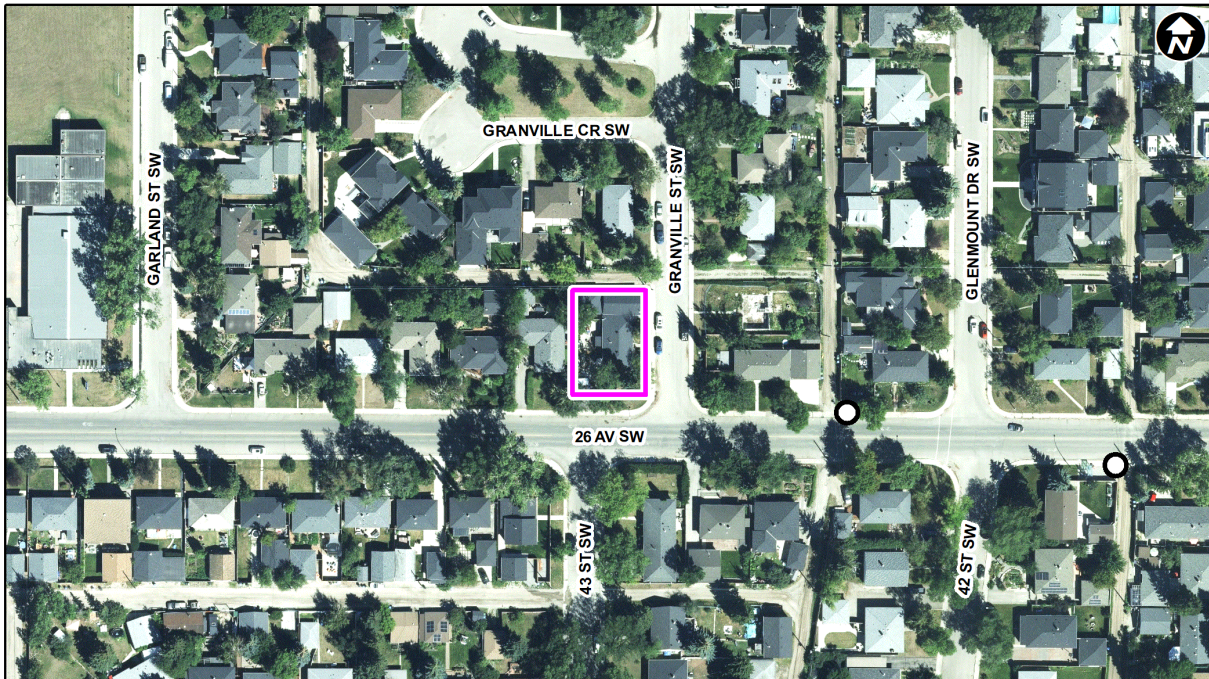
Community Peak Population Table

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](#).



Previous Council Direction

None.

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 discretionary 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. During Administration's review, the applicant originally applied for the Residential – Grade-Oriented Infill (R-CG) District. However, the applicant amended their application submission to proceed with the H-GO District for this parcel given its location and alignment with the policies of the *Westbrook Communities Local Area Plan* (LAP).

Section 1386(d) of the Land Use Bylaw 1P2007 provides location criteria for where the H-GO District may be considered appropriate. In areas 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 LAP, thus this application aligns with and is supported by the LAP.

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 or suite.

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;
- parking and mobility options; and
- appropriate landscaping and amenity space for residents.

Transportation

The site is a corner lot and has lane access. The site is approximately 60 metres (a one-minute walk) away from westbound Route 6 (Killarney/26 Avenue SW) bus stop, which provides service through Glendale to the Signal Hill bus loop, which provides access to other routes.

The site is also approximately 160 metres (a three-minute walk) from eastbound Route 6 (Killarney/26 Avenue SW) bus stop, which provides service through Killarney, South Calgary, Mount Royal, Beltline and onto the downtown core with access to LRT, as well as access to other routes.

The site is within the Residential Parking Permit zone “GDL”, where there are currently no on-street parking restrictions.

At the time of development permit, 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

There are existing sanitary and water services available from Granville Street SW and 26 Avenue SW for the proposed development. Storm servicing is available to the site from 26 Avenue 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 as identified on Map 1: Urban Structure in 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 and delivers small and incremental benefits to climate resilience. 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 Low - Modified building scale modifier (Map 4: Building Scale), which allows up to four storeys. Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity, predominantly residential streets. Development in Neighbourhood Connector areas should support a higher frequency of units and entrances facing the street and may include local commercial uses to serve nearby residents such as cafes, corner stores, retail, personal service uses, work-live units or home-based businesses.

The proposed land use amendment is in alignment with applicable policies of the LAP.