

Background and Planning Evaluation

Background and Site Context

The subject site, located in the southwest community of Glenbrook is at the northwest corner of 32 Avenue and 37 Street SW. The site is approximately 0.04 hectare in size (0.09 acres) and is approximately 15 metres wide by 30 metres deep. The site is developed with a single detached dwelling and a detached garage with rear lane access.

Surrounding development to the north, east, and immediate west is characterized by single detached, duplex, and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. Multi-Residential – Contextual Low Profile (M-C1) District multi-residential buildings are located further north past 30 Avenue SW.

The Holy Name School (kindergarten to grade six), Killarney School (kindergarten to grade six), A.E. Cross School (grades 7-9) and Glamorgan Shopping Centre are within 850 metres (a nine-minute walk) of the site. Glendale and Glendale Meadows Community Association and Glendale School (kindergarten to grade six) are approximately 1 kilometre (a fifteen-minute walk) to the northeast of the site.

Community Peak Population Table

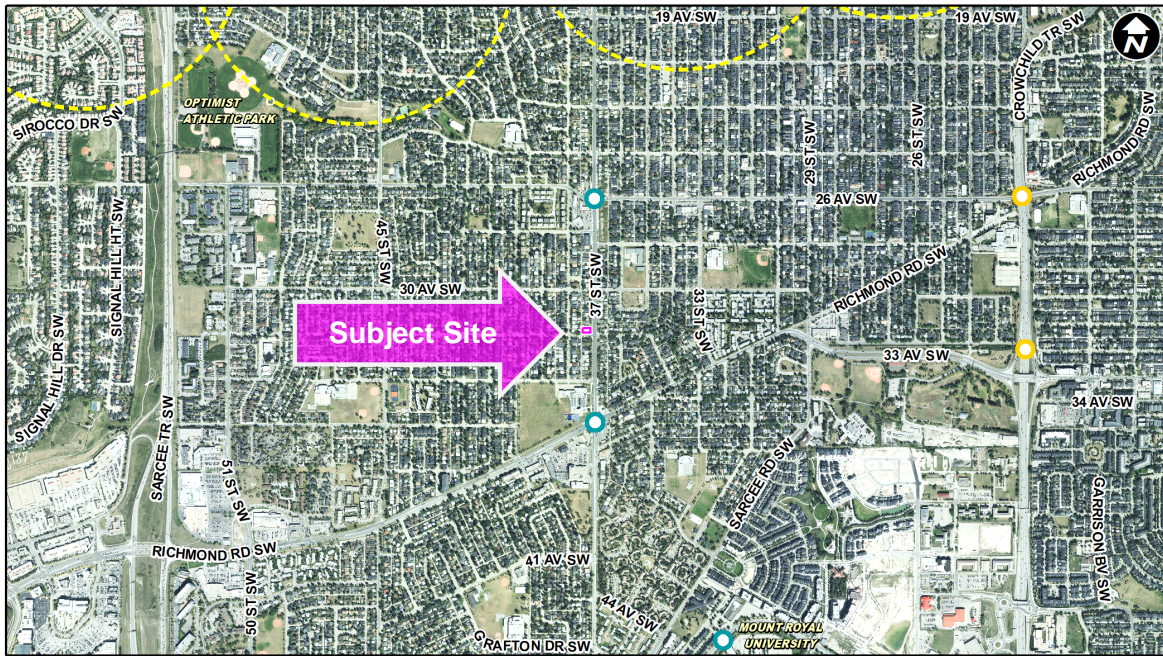
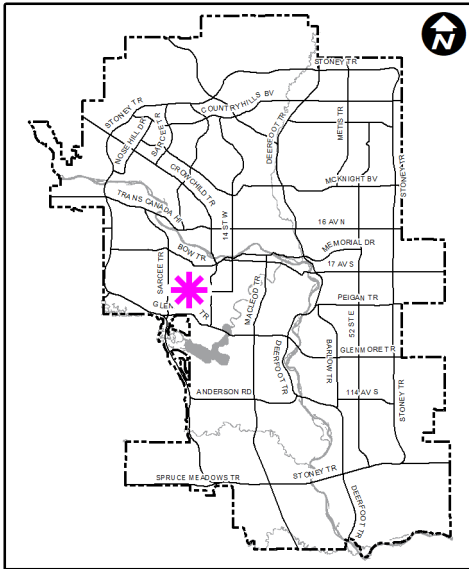
As identified below, the community of Glenbrook reached its peak population in 1982.

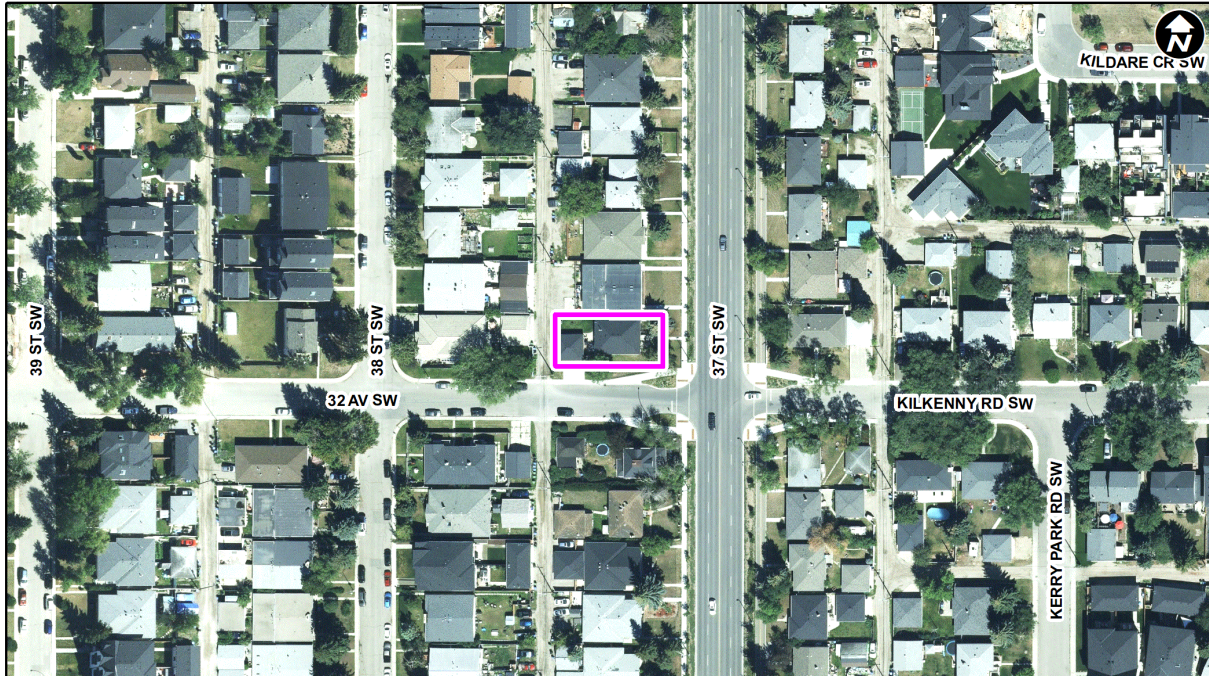
Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3.0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Glenbrook Community Profile](#).

a) 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 Residential – Grade-Oriented Infill (R-CG) District.

The proposed M-C1 District allows for greater building height and density than is allowed in the R-CG District and is in keeping with the applicable policies of the *Westbrook Communities Local Area Plan* (LAP).

Planning Evaluation

Land Use

The existing R-C2 District is intended 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 Multi-Residential – Contextual Low Profile (M-C1) District allows for three to four storey apartment buildings and townhouses. The M-C1 District allows for a maximum building height of 14 metres and a maximum density of 148 dwelling units per hectare. Based on the subject parcel area, this would allow for up to six dwelling units. The Housing – Grade Oriented (H-GO) District and the Residential – Grade-Oriented Infill (R-CG) District were looked at for this proposal, however, the M-C1 district provides a greater maximum height of 14 metres which is in keeping with the building scale policies of the LAP. Administration is reviewing a development permit that proposes a rowhouse-style building with three dwelling units and three secondary suites.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the M-C1 District, and do not count towards allowable density. The parcel would require 0.625 parking stalls per dwelling unit and secondary suite, which would be reduced by 25% as the development is within 200 metres of primary transit service.

Development and Site Design

The rules of the proposed M-C1 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage, and parking. Other key factors that are being considered during the review of the development application include the following:

- the layout and configuration of the dwelling units and secondary suites;
- an engaging built interface along public frontages;
- mitigating shadowing, overlook and privacy concerns with neighbouring parcels;
- access, parking provisions and enabling of mobility options; and
- appropriate landscaping and amenity spaces for residents.

Transportation

The site is a corner parcel located on 37 Street and 32 Avenue SW. 37 Street SW is classified as an Arterial street and 32 Avenue SW is classified as a Residential street. Direct vehicular access will be from the rear lane.

The site is well served by Calgary Transit. Bus stops for Route 9 (Chinook Station/Dalhousie Station) are located within 150 metres (a two-minute walk), Route 306 (MAX Teal Westbrook/Douglas Glen) are located within 300 metres (a four-minute walk) Route 22 (Richmond Rd SW) located within 400 metres (a six-minute walk) from the site.

The site is also located within 500 metres (a seven-minute walk) from 26 Avenue SW, which includes a dedicated on-street cycle track forming part of the Always Available for All Ages and Abilities (5A) Network.

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 stage.

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 building scale (Map 4: Building Scale), which allows for up to six storeys. Neighbourhood Connector policy areas encourage a broad range of housing types along residential streets with higher activity, such as 37 Street. The proposed land use amendment is in alignment with applicable policies of the *Westbrook Communities LAP*.