

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Glendale, midblock on the south side of 17 Avenue SW between 45 Street SW and Glenmount Drive SW. The laned parcel is approximately 0.06 hectares (0.15 acres) in size and approximately 20 metres wide by 30 metres deep.

Currently, the site is developed with a single detached dwelling and attached single garage with lanes on the west and south of the property. The site is approximately 200 metres (a three-minute walk) from the 45 Street Light Rail Station and within 1,200 metres (a 15-minute walk) of the Westbrook Light Rail Station, Optimist Athletic Park, the Glendale/Glendale Meadows Community Association, Glenmeadows School, St. Thomas Aquinas School and Glendale School.

Surrounding developments are characterized by a variety of residential land use designations and low density residential built forms. The immediate surrounding parcels are designated Residential – Grade-Oriented Infill (R-CG) District, Direct Control (DC) District (Bylaw 231D2019) and Housing – Grade Oriented (H-GO) District. Along 17 Avenue SW there are various multi-residential developments that vary in size, the 45 Street LRT Station, and the Calgary Police Service District 2 – Rosscarrock district office.

Community Peak Population Table

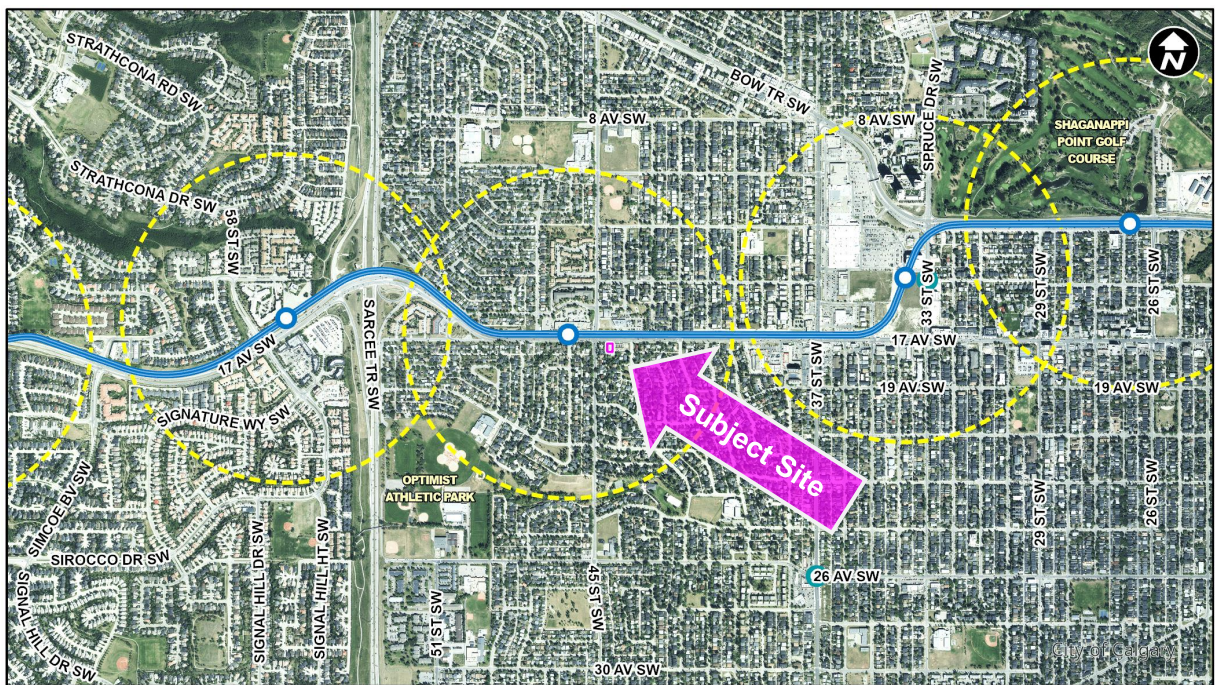
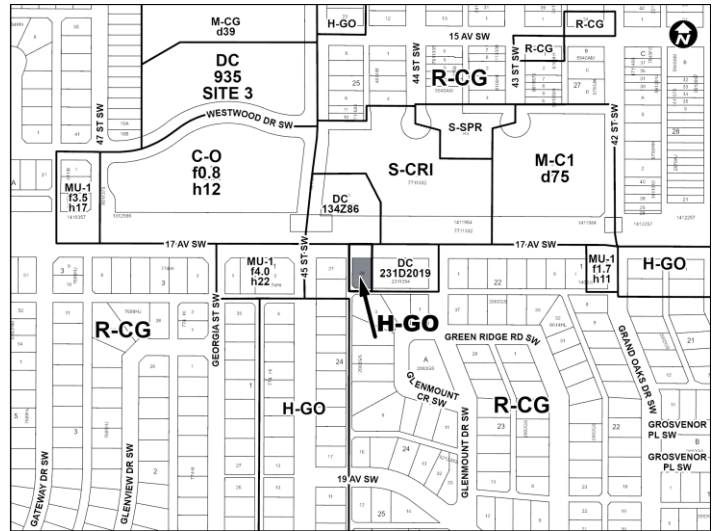
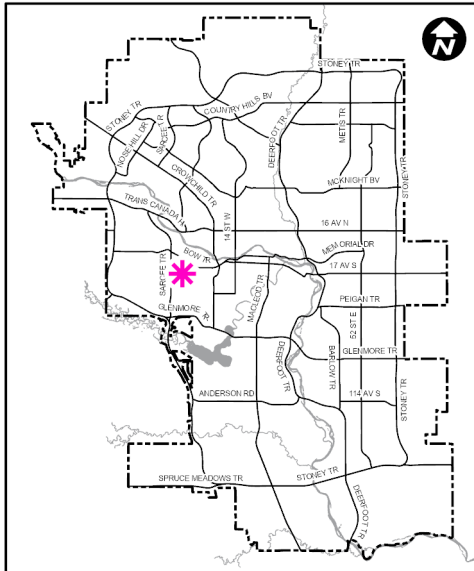
As identified below, the community of Glendale reached its peak population in 1969.

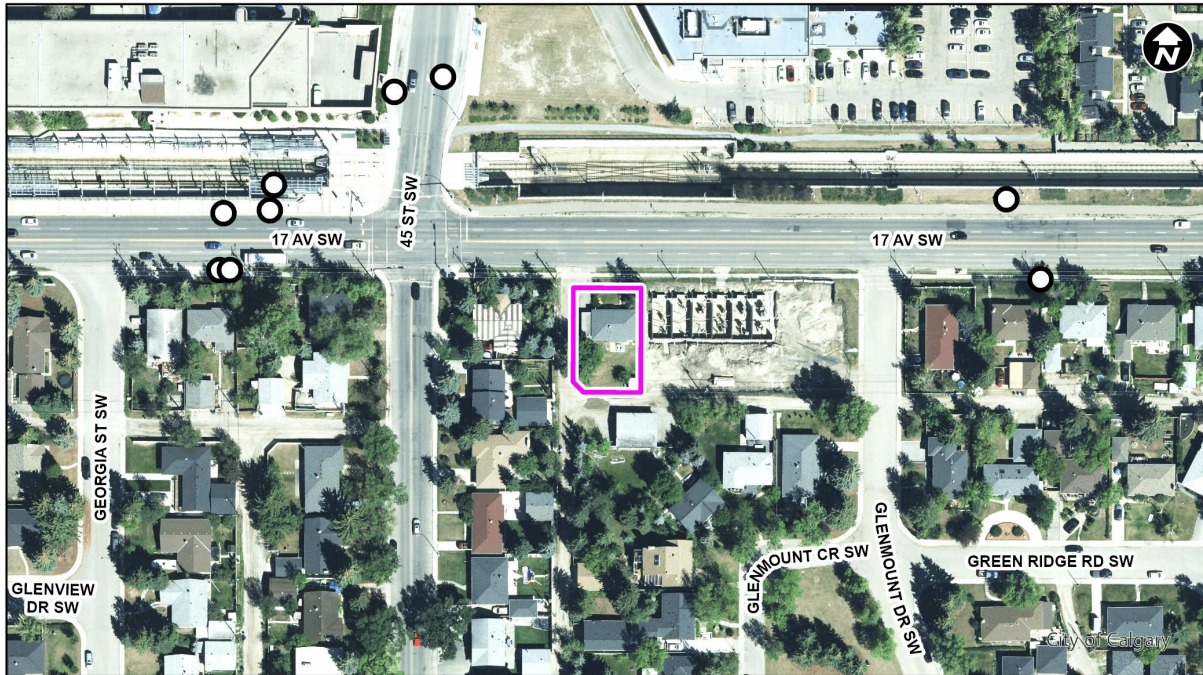
Glendale	
Peak Population Year	1969
Peak Population	3,950
2021 Current Population	2,715
Difference in Population (Number)	-1,185
Difference in Population (Percent)	30.0%

Source: 2019 Calgary Civic Census

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District is a low-density residential designation applied to developed areas that is intended primarily for single detached, semi-detached, duplex dwellings, rowhouse and townhouse buildings. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. Based on the area of the subject site, this would allow for up to five dwelling units. Secondary suites are permitted uses within the R-CG 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 offers a balance of compatibility with the adjacent residential districts and greater design flexibility. The H-GO District supports the applicant's intent for five dwelling units and five secondary suites. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; 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 17 Avenue SW and is identified as Neighbourhood Flex 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.

Secondary suites are also allowed in the H-GO District 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, 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 site, additional items that will be considered in the development permit review includes, but are not limited to:

- providing high quality design and building articulation;
- appropriate location of landscaping and amenity space; and
- access, parking provision and encouragement of alternative mobility options.

Transportation

Pedestrian access to the site is available via the sidewalk on 17 Avenue SW and vehicular access to the site will be from the adjacent lanes. Road classifications adjacent to the parcel include 17 Avenue SW as an arterial street. Parking is prohibited on 17 Avenue SW. The site is near an existing on-street bikeway on Grand Oaks Drive SW.

The site is well-served by Calgary Transit with the 45 Street LRT Station located 200 metres (a three-minute walk) to the west. Stops for Route 2 (Mount Pleasant/Killarney 17 Av SW) are 120 metres away (a two-minute walk) and stops for Route 306 (MAX Teal Westbrook/Douglas Glen) and Route 9 (Dalhousie Station/Chinook Station) on 37 Street SW are 800 metres (a ten-minute walk) to the east.

Environmental Site Considerations

No environmental concerns were noted for this site.

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 within the Developed Residential – Inner City area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the proposed H-GO District allows for a modest redevelopment of the site in a form that is sensitive to the existing context in terms of height, scale and massing.

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 (2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighborhood Flex urban form category (Map 3: Urban Form) with a Low Building Scale (Map 4: Building Scale), which allows for up to six storeys. Neighbourhood Flex areas are intended to accommodate a range of commercial and residential uses. The Low Scale policies support a range of housing forms including rowhouses, townhouses, stacked townhouses, and apartments up to six storeys in height. The proposed land use amendment is in alignment with applicable policies of the LAP.