

Planning & Development Report to
Calgary Planning Commission
2019 December 19

ISC: UNRESTRICTED
CPC2019-1545

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2820, 2824 and 2828 – 33 Street SW LOC2019-0145**

EXECUTIVE SUMMARY

The application was submitted by the landowner Joshua Alexander Steele on 2019 September 16 on behalf of the landowners Stephen Joel Hayes and Stella Valerie Lowey. The application proposes to change the designation of the site from DC Direct Control District to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to allow for:

- rowhouse and townhouse buildings in addition to building types already allowed (e.g. single detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 12.0 metres, 3 to 4 storeys (an increase from the current maximum of 10.0);
- a maximum of 12 dwelling units (an increase from the current maximum of 6 units), based on a density of 72 units per hectare; and
- The uses listed in the M-CG District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the objectives *Killarney/Glengarry Area Redevelopment Plan* (ARP). In order to accommodate the proposed application, a minor map amendment to the ARP is required. No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That the Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares ± (0.41 acres ±) located at 2820, 2824 and 2828 – 33 Street SW (Plan 732GN, Block 9, Lots 18 to 20) from DC Direct Control District to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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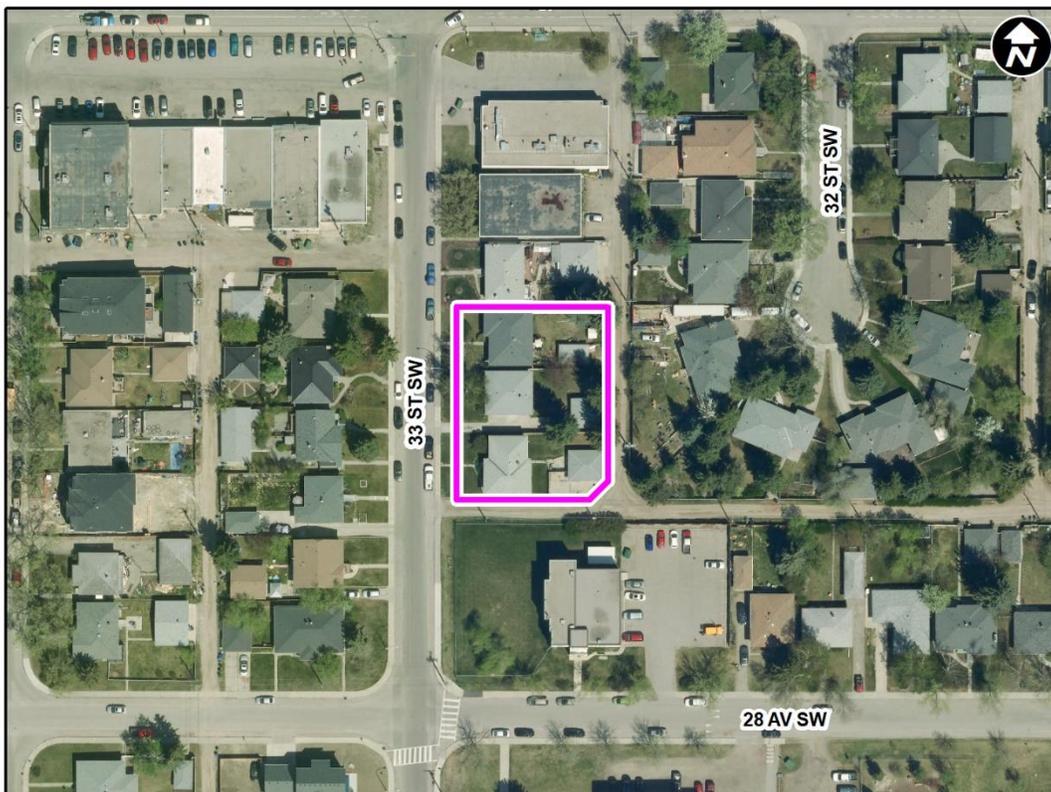
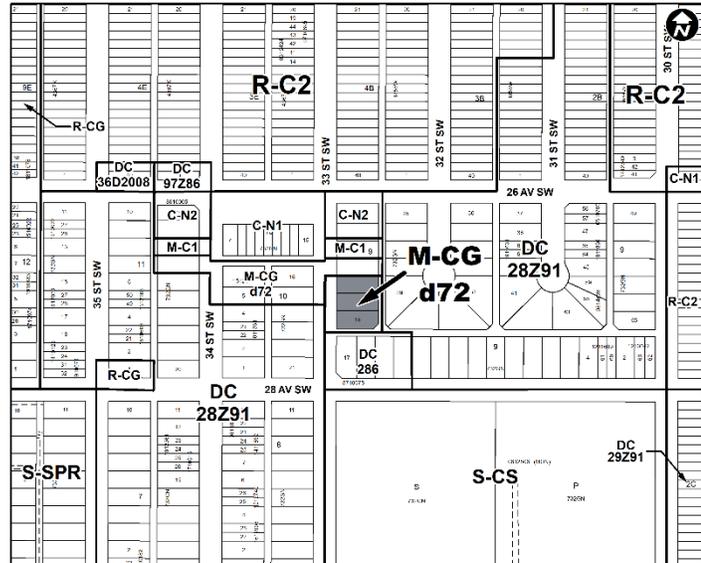
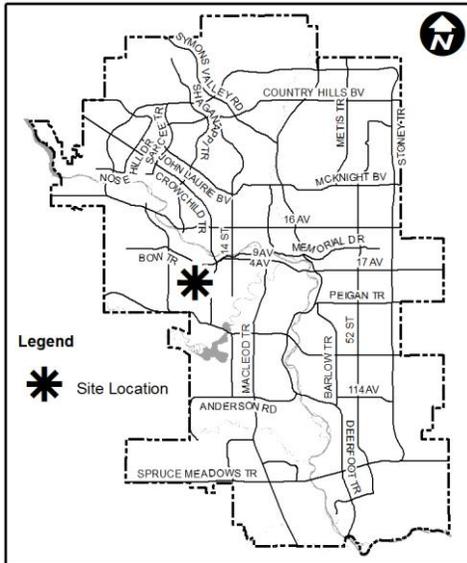
BACKGROUND

This land use amendment application was submitted by the land owner Joshua Alexander Steele on behalf of the landowners Stephen Joel Hayes and Stella Valerie Lowey. The site is located in the community of Killarney/Glengarry on 33 Street SW north of 28 Avenue SW and south of 26 Avenue SW. Killarney/Glengarry is subject to the policies of *the Killarney/Glengarry Area Redevelopment Plan* which provides direction in relation to development within the community.

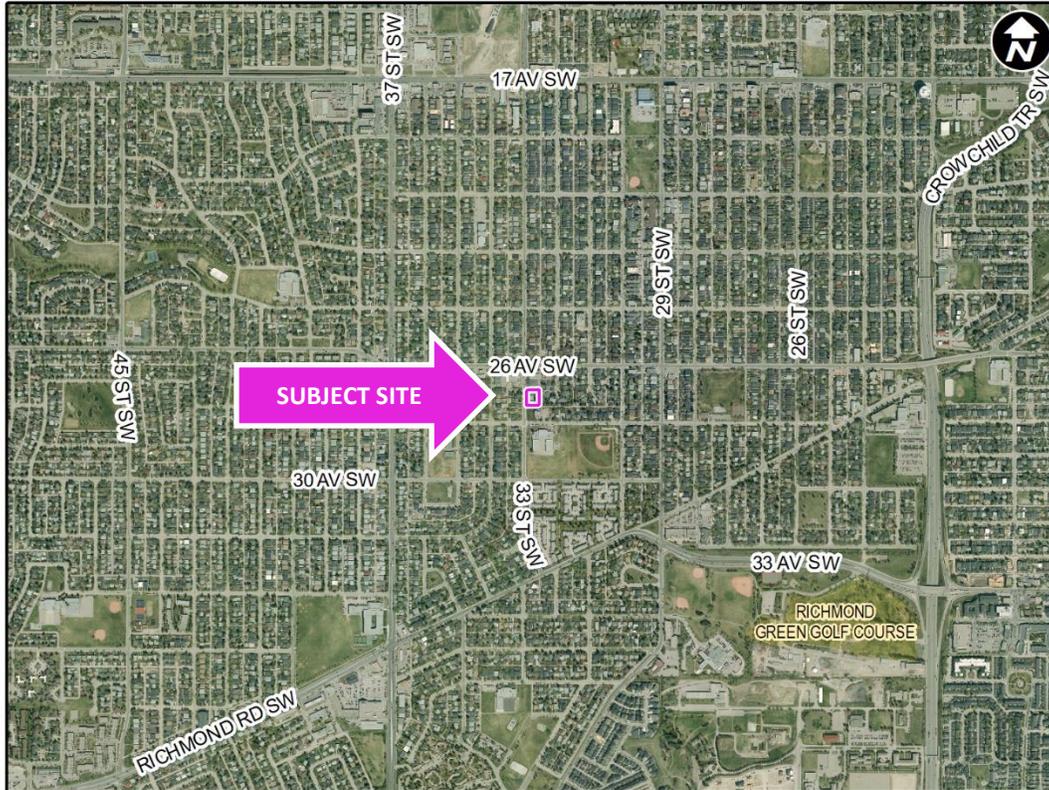
Although a development permit has not been submitted, the Applicant's Submission (Attachment 1) indicates their intent to develop a multi-residential building in line with the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District.

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2820, 2824 and 2828 - 33 Street SW LOC2019-0145

Location Maps



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2820, 2824 and 2828 - 33 Street SW LOC2019-0145**



SITE CONTEXT

The subject site which consists of three separate parcels is located on 33 Street SW north of 28 Avenue SW in the community of Killarney/Glengarry and currently contains three single detached dwellings with rear lane access. The subject site is approximately 0.17 hectares in size with approximate dimensions of 36 metres by 44 metres.

The land use in this area is a mixture of low-to-medium residential development and commercial uses with DC Direct Control District to the west developed with single and semi-detached dwellings, and lands to the north and east of the site as designated Multi-Residential – Contextual Grade-Oriented (M-CGd72), Multi-Residential – Contextual Low Profile (M-C1) and Commercial – Neighbourhood 1 & 2 (C-N1, C-N2) Districts and are developed with two storey apartment buildings and small scale commercial buildings (fronting on 26 Avenue SW).

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As identified in Figure 1, Killarney/Glengarry's population reached its peak population in 2015.

Figure 1: Community Peak Population

Killarney/Glengarry	
Peak Population Year	2015
Peak Population	7,677
2018 Current Population	7,530
Difference in Population (Number)	-147
Difference in Population (Percent)	-1%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Killarney Glengarry](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a modest density increase and for buildings types that are compatible with the established building forms of the existing neighbourhood. Though a minor amendment to the *Killarney/Glengarry Area Redevelopment Plan* is required, the proposal general meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing [DC Direct Control District \(Bylaw 28Z91\)](#) includes the permitted and discretionary uses of the R-2 Residential Low Density District of Bylaw 2P80 which is primarily for single detached, semi-detached and duplex dwellings. The DC District allows for a maximum building height of 10 metres and a maximum of two dwellings on each parcel.

The proposed Multi-Residential –Contextual Grade-Oriented (M-CGd72) District is a designation that provides for multi-residential development designed to provide some or all units with direct access to grade, in a variety of forms, of low height and density and is intended to be in close proximity or adjacent to low density residential development. It allows for a maximum building height of 12 metres and a maximum density of 72 units per hectare (12 dwelling units on the subject site).

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824 and 2828 - 33 Street SW LOC2019-0145

Development and Site Design

The rules proposed in the M-CG District will provide basic guidance for the future site development including appropriate uses, height and building massing, landscaping and parking. Given the specific context of the site, additional items that will be considered through the development permit process include, but are not limited:

- ensuring an engaging interface along the 33 Street SW and rear lane;
- emphasizing at-grade entrances;
- ensuring that the building form appropriately transitions to the existing low density development to the east;
- the delineation of an appropriate front yard setback; and
- definition of front yard amenity space for individual units.

Transportation Networks

Pedestrian and vehicular access to the site is available from 33 Street SW and the rear lane. The area is served by Calgary Transit with the Westbrook LRT Station, within approximately one kilometre walking distance of the site on 33 Street SW. There is no parking restrictions on the adjacent street. The site is approximately 100 metres from the transit stop, servicing the 6 route and offers service to the Downtown Core and the Westbrook LRT Station.

Utilities and Servicing

Water, sanitary and storm sewer mains are all available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letter were sent to adjacent land owners and the application was advertised on-line. The application was circulated to the Killarney/Glengarry Community Association and they did not provide comments at the time of writing this report.

The applicant has indicated that following has been completed as part of their community outreach:

- Delivering pamphlets to the surrounding neighbours and commercial business which detailed the proposed land use and provided contact information for comments;
- Walking through the community and discussed the proposal with residents; and
- Held discussions with the Ward Councillor and Community Association about the application.

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Administration received five letters in opposition to the proposal which indicated concerns with the following:

- the existing character of the neighbourhood which is predominantly detached homes being negatively impacted;
- proposed density is excessive and does not add to the community's liveability and attractiveness;
- the location of the proposal is not a corner parcel;
- an increase in height that is not appropriate for the neighbourhood;
- the impact of that increased traffic that will make the local roads less safe;
- residential parking will be negatively impacted; and
- the mature trees within the site that will have to be removed for a future development.

Administration considered relevant planning issues specific to the proposed redesignation and has collaborated with the applicant towards an appropriate proposal. The applicant initially submitted a proposal with a density modifier of 111 which would have facilitated an 18-unit development. However, through consultation with the public and Administration, the applicant decided to reduce the density modifier to 72, which is in alignment with the existing densities directly to the north and west of the subject site.

Following Calgary Planning Commission, notifications for a Public Hearing will be posted on the subject site (visible to residents) and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of Public hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions of the [South Saskatchewan Regional Plan](#) (SSPR) which directs population growth in the region to Cities and Towns and promotes efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and other multi-residential forms. The MDP also calls for a

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2820, 2824 and 2828 - 33 Street SW LOC2019-0145**

modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the M-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density.

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

The subject site is located in the Low Density Dwelling – Conservation/Infill area as identified on Map 2 of the [Killarney/Glengarry Area Redevelopment Plan](#) (ARP) which envision redevelopment in the form detached, semi-detached and duplex residential buildings consistent with the existing DC Direct Control District. Further, the ARP recommends that land use redesignation in certain multi-residential areas in order to encourage townhousing.

In order to accommodate the proposal, a minor map amendment to the ARP is required (Attachment 2). This proposed amendment would identify the site as Low Density Townhousing. The proposed amendment to the ARP is deemed appropriate given the intent of the application, the contextual nature of the proposed M-CG District and the site's location - directly adjacent to medium density and commercial land use districts.

Location Criteria for Multi-Residential Infill (Non-statutory – 2014)

These criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel meets the majority of the location criteria such as: proximity to other multi-unit developments, 400 metres of a transit stop, adjacent to and open space or community amenity and direct lane access.

Social, Environmental, Economic (External)

The recommended land use allows for wider range of housing types than the existing DC District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

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Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *Killarney/Glengarry Redevelopment Plan*, as amended, and is in keeping with applicable policies of the Municipal Development Plan. The proposed M-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in residential density for these inner city parcels. In addition, the subject site is located within walking distance of transit stops, is in proximity to commercial, non-residential and multi-residential development, and has direct lane access.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to Killarney/Glengarry Redevelopment Plan