

**POLICY AMENDMENT AND LAND USE AMENDMENT
KILLARNEY/GLENGARRY (WARD 8)
26A STREET SW AND 23 AVENUE SW
BYLAWS 65P2017 AND 368D2017**

MAP 7C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for the development of rowhousing.

An amendment to the Killarney/Glengarry Area Redevelopment Plan is required to accommodate this land use amendment application.

There is no concurrent or pending development permit associated with this application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 October 05
That Calgary Planning Commission recommends APPROVAL of the proposed Policy Amendment and Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaws 65P2017 and 368D2017; and	
<ol style="list-style-type: none"> 1. ADOPT the proposed amendments to the Killarney/Glengarry Area Structure Plan, in accordance with Administration’s recommendation; and 2. Give three readings to the proposed Bylaw 65P2017. 3. ADOPT the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2240 – 26A Street SW (Plan 5661O, Block 21, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and 4. Give three readings to the proposed Bylaw 368D2017. 	

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REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with the applicable policies of the Municipal Development Plan and the local area plan as amended. The proposed land use district was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of inner city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

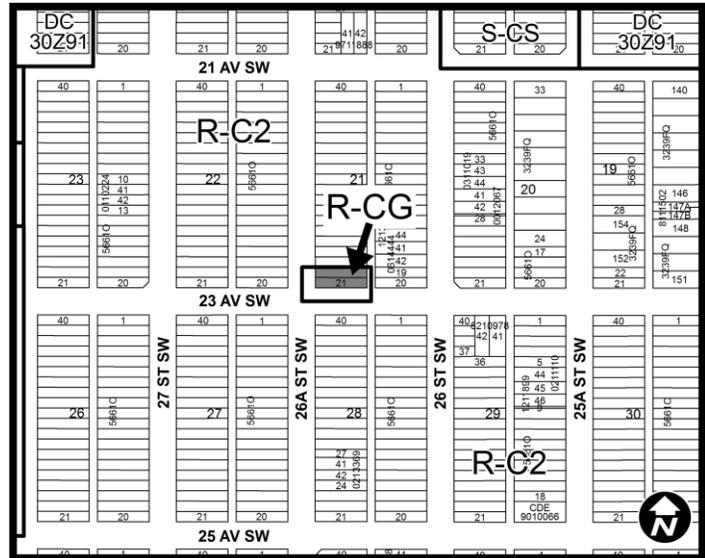
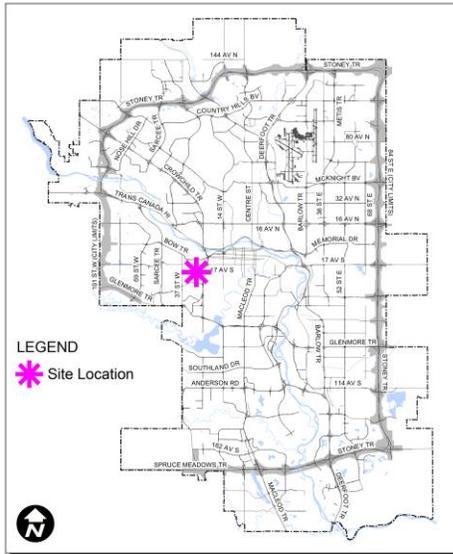
ATTACHMENTS

1. Proposed Bylaw 65P2017
2. Proposed Bylaw 368D2017
3. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Killarney/Glengarry Area Structure Plan (APPENDIX III).

Moved by: L. Juan

Carried: 6 – 0

Absent: G.-C. Carra and C. Friesen

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2240 – 26A Street SW (Plan 5661O, Block 21, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Moved by: L. Juan

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Applicant:

Homes Squared Ltd

Landowner:

Homes Squared Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the Community of Killarney/Glengarry, on the north east corner of 26A Street SW and 23 Avenue SW. The site is currently developed with a single detached dwelling with a rear detached single garage that is accessed by the adjacent lane. Surrounding development consists of low density residential dwellings.

Killarney/Glengarry	
Peak Population Year	2015
Peak Population	7,677
2017 Current Population	7,423
Difference in Population (Number)	-254
Difference in Population (Percent)	-3.3%

LAND USE DISTRICTS

The proposed R-CG district is intended to accommodate grade-oriented development in the form of rowhousing in close proximity or directly adjacent to low density residential development. The district offers flexibility with regards to building setbacks and building height that facilitate integration of a diversity of grade-oriented housing types over time. At the maximum permitted density of 75 units per hectare, this site could potentially accommodate 4 units.

There is no concurrent or pending development permit associated with this application.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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Municipal Development Plan (MDP)

The subject parcel is located within the Developed Residential Area - Inner City of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Inner City Area in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed R-CG District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to low density residential development, is on a corner parcel, and will allow for a greater variety of housing forms in the area.

Killarney/Glengarry Area Redevelopment Plan (ARP)

The Killarney/Glengarry ARP supports compatible infill development. In order to bring the proposal into alignment with the ARP, it is necessary to make an amendment to Map 2 – Land Use Policy of the ARP to change the allocation of the parcel from Residential Conservation to Low Density Townhousing, as provided under APPENDIX III. This amendment would allow for grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters that are already allowed in certain locations by the ARP.

Location Criteria for Multi-residential Infill

In 2014, Council implemented 'Location Criteria for Multi-Residential Infill' to provide a more specific tool for the review of land use amendment applications in the Developed Areas and associated amendments to local area plans. The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The table in APPENDIX IV provides a summary of alignment with the criteria. The 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, to assist in determining the appropriateness of an application in the local context.

TRANSPORTATION NETWORKS

The site is located approximately 550 metres from primary transit network along 17 Avenue SW and 400 metres from the Route 6 transit stop, which offers service to the Westbrook LRT station. There are no on-street parking restrictions. At the time of redevelopment, access is to be provided from the adjacent lane.

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UTILITIES & SERVICING

Storm sewer mains are not available to service the subject site on 23 Avenue SW and on 26A Street SW. At redevelopment, the developers can provide a storm extension from the existing main on the west side of 26A Street SW on 23 Avenue SW at their expense or a drywell system to manage/contain runoff on site.

Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Sustainability measures will be evaluated at the development permit stage.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in opposition to the application from the Killarney Glengarry Community Association (APPENDIX II).

Reasons stated in opposition are summarized as follows:

- Insufficient community awareness of proposed redesignation;
- Potentially set precedent for future land use changes in community;
- Increased local traffic;
- Increased on-street parking demand; and
- Negative impact on traffic/pedestrian safety.

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Citizen Comments

Administration received nine (9) letters of support and eight (8) letters in opposition to the application.

Reasons stated in support are summarized as follows:

- Provide variety of family oriented housing options;
- Provide affordable housing options;
- Provide equitable access to neighbourhood amenities;
- Contribute to a vibrant and socially sustainable community;
- Support local community businesses;
- Contribute to neighbourhood diversity and encourage families in neighbourhood;
- Efficient use of existing community amenities and infrastructure; and
- Increased tax base.

Reasons stated in opposition were focused on the following themes:

Building height and built form impacts

Concerns were expressed about the height and size of the building and impacts on surrounding existing development. Administration reviewed requirements of the R-CG district to ensure building height and scale are appropriate in close proximity to, or adjacent to, existing low density residential development.

Loss of privacy

Concerns were expressed about the loss of privacy on neighbouring sites. Administration reviewed requirements for low density residential development and of the R-CG district and determined that privacy is adequately maintained through existing balcony and window placement regulations.

On-street parking demand

Concerns were expressed about the potential increased demand for on-street parking as a result of increased density. There are no on-street parking restrictions. However, Administration noted that on-site parking and visitor parking will be required as part of a future Development Permit application review.

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Municipal infrastructure and community amenity capacity

Concerns were expressed about municipal infrastructure (in particular roads, transit, water, sewer, and sanitary) and community amenities being already beyond capacity and increased density will further strain capacity. Administration reviewed the sites proximity to a collector road (26 Street SW) and existing primary transit (along 17 Avenue SW) and determined sufficient road and transit network capacity exist. The proposed redesignation does not trigger capital infrastructure investment for other key infrastructure.

Neighbourhood character and building design

Concerns were expressed about the compatibility of multi-residential development, in particular of buildings potentially in excess of two storeys with the context of surrounding homes. Administration considered these concerns within the context of MDP policy calling for a diversity of housing options. Administration sees the proposed R-CG district as compatible with the context and character of the area given it is listed as a low density residential district in the Land Use Bylaw (1P2007).

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

1. INTRODUCTION

Homes Squared Ltd. is the applicant seeking to obtain a land use redesignation to support the redevelopment at 2240 – 26A Street SW in the community of Killarney.

The applicant proposes to redesignate the property at 2240 – 26A Street SW from an RC-2 (Residential – Contextual One / Two Dwelling District) to RC-G (Residential - Grade-Oriented Infill District) land use district.

The applicant's proposal seeks to convert the older single detached home currently on site into rowhouses thus enabling residential intensification consistent with the current and future development of the neighbourhood which facilitates transit support and infrastructure and further contributes to the innovative aesthetic themes the community of Killarney is well known for.

Such a proposal supports the Killarney-Glengarry Area Redevelopment Plan and its stated objectives of providing for a range of housing types within the community that can provide suitable styles of accommodation for people in a variety of economic and lifestyle situations.

2. DESCRIPTION

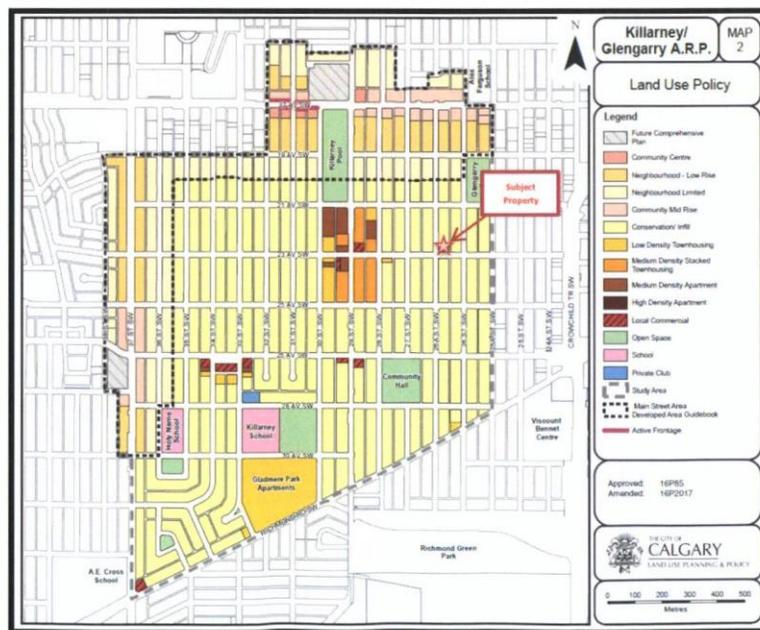
The property in question contains an older single-family dwelling on a 50' x 125' lot. It is a corner lot situated on the NW corner of the intersection at 23rd Avenue and 26A Street SW in Killarney. The legal site description of the property is Plan: 56610, Block 21, Lot 21 & 22.

3. CONTEXT

The property is located in Killarney, an older and well established inner-city community.

As an established community, it is home to considerable amenities and infrastructure including the Killarney School, Holy Name School, the Killarney / Glengarry Community Hall, The Killarney Pool and Glengarry Park.

All of these amenities and infrastructure are easily accessible to area residents and within walking distance of the subject property.



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(Corner of 23rd Ave & 28th St. SW)



(Corner of 26th Ave & 26th St. SW)

Like many other inner-city neighbourhoods in Calgary, Killarney is undergoing progressive and organic development and renewal with the construction of single-family dwellings, detached in-fill homes, semi-detached in-fill homes, rowhouses (often constituting 4 houses) and multi-family residential complexes.



(Corner of 21st Ave & 28th St. SW)



(Corner of 19th Ave & 20th St. SW)

These developments have contributed to the beauty of the Killarney neighbourhood, its dynamic street profiles and its ability to facilitate dwellings and lifestyle options for a broad spectrum of Calgarians.

The applicant is proposing progressive styling in keeping with contemporary themes, streetscapes and evolution of design within the community, the progressive and tasteful use of the property's footprint and street and avenue accessibility that benefits dwelling residents and neighbours alike.



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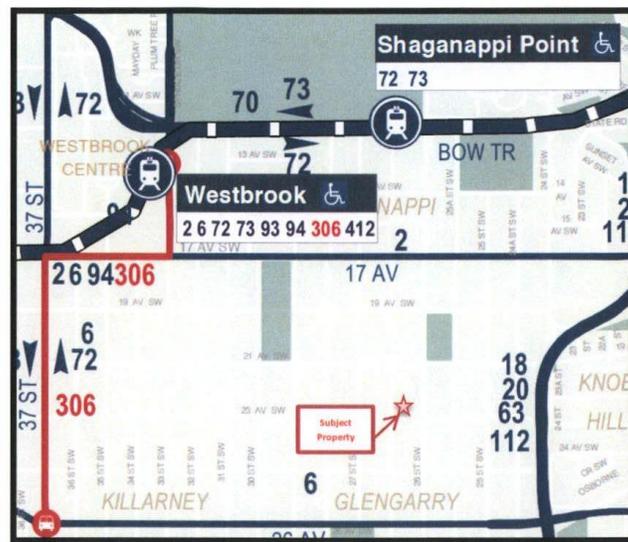
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4. TRANSPORTATION & TRANSIT

The subject property is located within close proximity of both bussing and LRT transit options thus making it an attractive site for RC-G properties, but unlike multi-family residential projects, rowhouses have the benefit of maintaining the spirit and context of the Killarney community.

Specifically, the subject property is well within the 400 metres identified within the City of Calgary's principles of increasing density near transit stations, with bussing options considerably closer in proximity than that.

Moreover, the subject property provides for easy access to the Shaganappi Point and Westbrook LRT stations, key transit facilities providing easy access into downtown Calgary. The walking distances to those stations are estimated at 13 minutes and 21 minutes respectively.



5. Policy Context & Reasons for Redevelopment

The applicant submits that the proposed redesignation from RC-2 to RC-G is positive for numerous reasons:

- o The subject property is located on a corner lot with good lot frontage and depth (50'x125'). The current frontage is on the 26A St. side; however, with development of rowhouses along the 23rd Ave. side will facilitate greater pedestrian access and alleviate parking congestion more apparent on the busier 26A St. side.
- o The proposed redevelopment would accommodate parking for four vehicles on the avenue side and two on the street side.
- o The proposed redesignation provides for increased population density but in a modulated manner that preserves the aesthetic and spirit of the neighbourhood. The rowhouses design proposed is in keeping with the overall character of other in-fill developments (detached and semi-detached) within the area and adds to that character.
- o The rowhouses concept provides for more affordable housing options for Calgarians looking for reasonable price points for inner-city options which is also consistent on a comparison basis with other in-fill options.

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- Redesignation will facilitate re-invigoration of the continuously progressing Killarney community. Like many other older inner-city communities where the younger population has been steadily declining, redevelopment with in-fills has reversed that trend in Killarney thus rebuilding the neighbourhood and reducing the need for urban sprawl into the suburbs.
- The subject property will contribute to greater use of currently underutilized local amenities and infrastructure, including local schools, small businesses, shopping and parks. In-fill development tends to attract younger homeowners and families that utilize those facilities more, particularly older schools and parks.
- The subject property is within close proximity of transit options, including busses and the LRT. Transit stops are well within the 400 m deemed optimal by the City of Calgary and the LRT options within 13-21 minutes' walk encourage use of local transit, particularly for downtown commuters.

The applicant submits that these reasons show that an optimal use of the subject property would be through redesignation from RC-2 to RC-G and a development of the property with rowhouses. This is consistent with the objectives of the City of Calgary, specifically as set forth in the Killarney-Glengarry Area Redevelopment Plan and its stated objectives.

Sincerely,

Homes Squared Ltd.

APPENDIX II

COMMUNITY ASSOCIATION LETTER

August 13, 2017

In regards to the application for rezoning at 2240 26A Street, the Killarney Glengarry Community Association (KGCA) have the following concerns:

- To date the developer has not engaged with the Killarney Glengarry Community Association (KGCA) to discuss the proposed development and the logic/potential impacts of having the property rezoned from R-C2 to R-CG. We would like to see developers be proactive in their engagement of the CA where there is a change to zoning as it can present larger impacts to the community.
- Further to the above, to our knowledge, the developer has not engaged with nearby or adjacent property owners to discuss the proposed development and gather their feedback on the proposed development. Again, the expectation of KCGA is that developers are proactive in their engagement of potentially impacted individuals early on in the planning process to identify and attempt (where feasible/reasonable) to mitigate stakeholders concerns.
- We have received comments indicating that only one of the three signs posted regarding the development were visible from the sidewalk/roadway. I have no idea whether this was intentional or not (Killarney is a busy neighborhood and someone else could have potentially moved), but it may be worth extending the deadline to have the signage up longer and give people the opportunity to gain awareness of this proposed development and provide comment. As a follow-up question, does the city conduct enforcement on signage to make sure developers are complying with the requirement to make sure signs are present and visible?

In absence of any engagement KCGA has concerns with the proposal to change zoning from R-C2 to R-CG at this specific location; there has recently been significant zoning changes within Killarney to produce a coherent strategy for development for upcoming years. A spot change of a site from R-C2 to R-CG in the heart of the neighborhood could potentially set a precedent allowing for numerous other zoning changes throughout the neighborhood. If there is a need for additional R-CG zoning in the heart of the neighborhood then we feel that decision should be made with greater engagement with the KCGA and residents, and with a larger strategy in mind.

One additional concern posed by a resident I forgot to include was the potential for increased traffic and parking on 26A Street as a result of this development being approved and the potential for further developments of the same size, and impacts on safety, visibility at/turning corners.

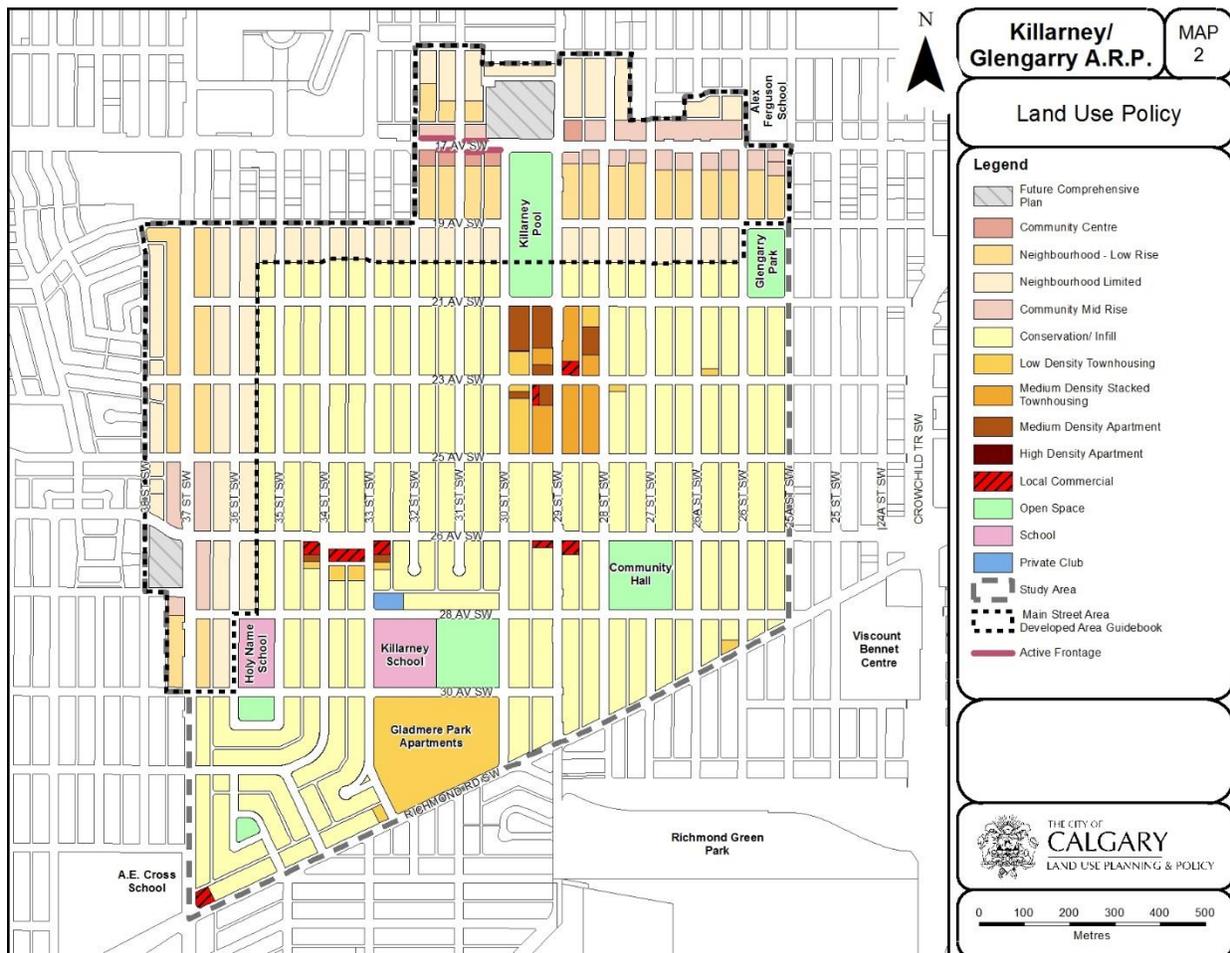
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APPENDIX III

**PROPOSED AMENDMENT TO THE KILLARNEY/GLENGARRY
 AREA REDEVELOPMENT PLAN**

- (a) Delete the existing Map 2 entitled "Land Use Policy" and replace with the revised Map 2 entitled "Land Use Policy", as follows:



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APPENDIX IV

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Location Criteria for Multi-Residential Infill	Meets Criteria?
1. On a corner parcel.	Yes
2. Within 400 metres of a transit stop: <ul style="list-style-type: none"> • approximately 400 metres to Route #6 stop on 26 Avenue SW. • approximately 550 metres to Route #2 stop on 17 Avenue SW. 	Yes
3. Within 600 metres of a transit stop on the Primary Transit Network approximately: <ul style="list-style-type: none"> • 550 metres to 17 Avenue SW, 1,000 metres to Shaganappi Point LTR Station. 	Yes
4. On a collector or higher standard roadway on at least one frontage: <ul style="list-style-type: none"> • Parcel is in close proximity to 26 Street SW, which is a collector road that provides convenient access to roads that are designed to handle higher traffic levels. This reduces the potential for increase traffic on local network streets. 	No
5. Adjacent to existing or planned non-residential development or multi-unit development.	No
6. Adjacent to or across from an existing or planned open space, park or community amenity: <ul style="list-style-type: none"> • Parcel is approximately 200 metre walking distance to a community park. 	No
7. Along or in close proximity to an existing or planned corridor or activity centre: <ul style="list-style-type: none"> • 17 Avenue SW is identified as a neighbourhood corridor and is located approximately 500 metres north. 	No
8. Served by direct lane access.	Yes