

Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0394

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
3235 Kinsale Road SW, LOC2020-0006**

EXECUTIVE SUMMARY

This application was submitted by Sinclair Signature Homes on 2020 January 16 on behalf of the landowner, Jeremy Paylor. The application proposes to change the designation of this property from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single and semi-detached homes, duplexes, and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG district.

A minor map amendment to the *Killarney/Glengarry Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

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ADMINISTRATION RECOMMENDATION:

That 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 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3235 Kinsale Road SW (Plan 732GN, Block 2, Lot 1) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 APRIL 02:

That Council:

1. Adopt, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 1); and
2. Give three readings to **Proposed Bylaw 22P2020**.
3. Adopt, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3235 Kinsale Road SW (Plan 732GN, Block 2, Lot 1) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to **Proposed Bylaw 61D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This redesignation application was submitted by Sinclair Signature Homes on 2020 January 16 on behalf of the landowner, Jeremy Paylor. No development permit application has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 2), the applicant is intending to develop four residential units.

There was an application made by the same applicant on 2018 August 10 for an identical redesignation. Administration recommended an approval to Calgary Planning Commission (CPC) for the same reasons laid out in this report, and CPC then recommended an approval to Council. The application (Bylaws 5P2019 and 20D2019) was ultimately abandoned by Council

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on 2019 January 14 due to concerns over the lack of public engagement by the applicant. Efforts by the applicant to address these concerns are discussed in the Stakeholder Engagement, Research and Communication section of this report.

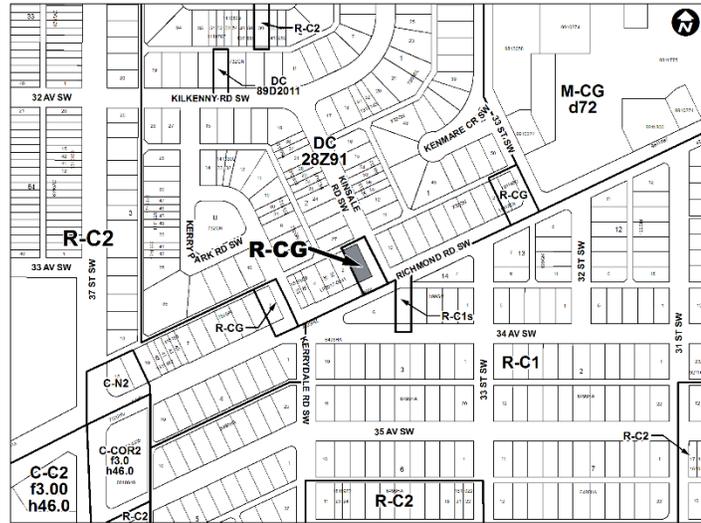
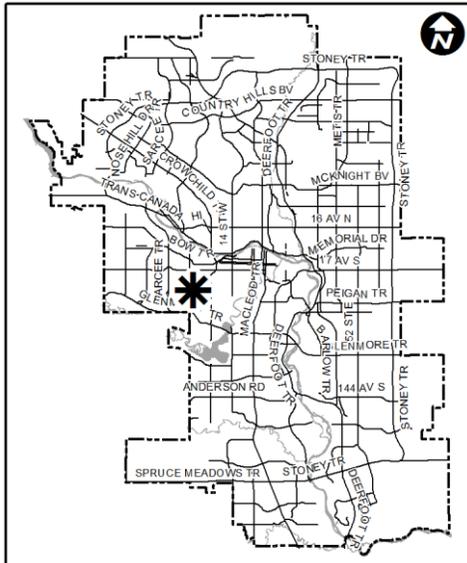
Additionally, there have been two redesignations to Residential – Grade-Oriented Infill (R-CG) District, each one block from the subject parcel along Richmond Road SW, that have been approved by Council. LOC2018-0060 at 3604 Richmond Road SW was approved on 2018 September 10 and LOC2017-0134 at 3305 33 ST SW was approved on 2018 November 14.

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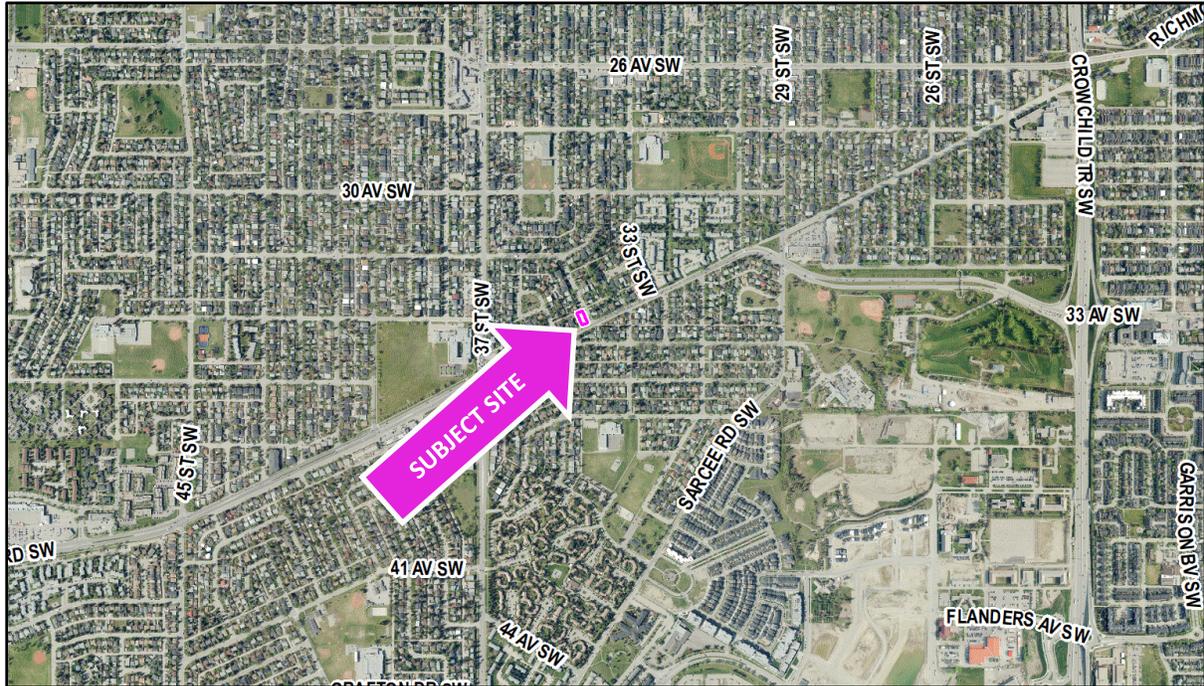
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Location Maps



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Site Context

The subject site is located in the southwest community of Killarney/Glengarry at the northwest corner of Kinsale Road SW and Richmond Road SW. The surrounding area is characterised by a mix of single and semi-detached dwellings. The predominant land uses in this area are Residential – Contextual One Dwelling (R-C1) and the same Direct Control District (Bylaw 28Z91). This DC is based on the R-2 Residential Low Density District in the Land Use Bylaw 2P80 and is comparable to the Residential – Contextual One / Two Dwelling District (R-C2).

The site is 15.85 metres by 36.55 metres in size. A rear lane exists along the northwest end of the site. The property is currently developed with a one-storey single detached dwelling.

As identified in *Figure 1*, the community of Killarney/Glengarry reached peak population in 2019.

Figure 1: Community Peak Population

Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0

Source: *The City of Calgary 2019 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a modest density increase and a range of building types that have the ability to be compatible with the established built form of the neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The existing Direct Control District (Bylaw 28Z91) is based on the R-2 district of Land Use Bylaw 2P80. This district allows for single detached, semi-detached and duplex homes. A maximum building height of 10 metres and a maximum of two dwelling units is allowed under this district. The DC District limits redevelopment by implementing a minimum parcel size. Restricting subdivision in this manner goes against applicable *Municipal Development Plan* (MDP) policies that call for modest density increase in inner city areas.

The proposed Residential – Grade Oriented Infill (R-CG) District allows for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four dwelling units on the subject site. The R-CG District also allows for a range of other low density housing forms, such as single detached, semi-detached, and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in the R-CG District.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for the future site development, including appropriate uses, number of units, building height and massing, landscaping, parcel coverage and parking. Additional items to consider in future development permit applications include, but are not limited to:

- ensuring that the future building placement aligns with building setbacks of the proposed R-CG District;
- emphasizing individual at-grade entrances;
- ensuring adequately sized amenity spaces for individual units;
- provision of trees and landscaping; and
- mitigating privacy concerns with adjacent properties through design elements.

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Environmental

There are no environmental concerns associated with the subject site or this proposal. An Environmental Site Assessment was not required as part of this application.

Transportation

Pedestrian and vehicular access to the site is available from Kinsale Road SW, Richmond Road SW and the rear lane. The subject site is approximately 350 metres from both northbound and southbound Route 306 MAX Teal bus rapid transit (BRT). The northbound route services the Westbrook LRT Station and the southbound route services Mount Royal University and the Heritage LRT Station. On-street parking adjacent to the site is non-restricted. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm mains are available to service the subject site. Further details for development servicing will be reviewed and confirmed 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 letters were sent to adjacent landowners and the application was advertised online.

The application was circulated to the Killarney/Glengarry Community Association. No response was received.

Administration received one letter from a citizen with concerns that the current pattern of development of corner lots along Richmond Road will be an impediment to development on mid-block sites. Administration has reviewed that concern and has determined that the proposal aligns with *Municipal Development Plan* policies and does not hinder potential development on adjacent properties.

As part of the proposed land use redesignation application, the applicant has undertaken several applicant-led engagement efforts. These include hosting two community meetings and hand-delivering over 100 information handouts to surrounding properties.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP), which directs population growth in the region to Cities and Towns and promotes the 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 site is located within the Residential – Developed – Inner City area, according to the [Urban Structure Map \(Map 1\)](#) 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 the existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in alignment with relevant MDP policies as the rules of the R-CG District provide for a 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 parcel is located within the Conservation/Infill area as identified on Map 2: Land Use Policy in the [Killarney/Glengarry Area Redevelopment Plan](#) (ARP). The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, and duplex dwellings. To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Townhousing (Attachment 1). This amendment is supported by the Inner City area policies of the MDP.

The *Killarney/Glengarry ARP* is currently under review by Administration as part of the Westbrook Communities Local Growth Planning initiative that includes Killarney/Glengarry and other surrounding communities. The multi-community planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated by early 2021.

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Social, Environmental, Economic (External)

The recommended land use allows for a 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 or future operating budget at this time.

Current and Future Capital Budget

The proposed land use 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 is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG 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 an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. **Proposed Bylaw 22D2020**
2. Applicant's Submission
3. **Proposed Bylaw 61D2020**