

Planning & Development Report to
Calgary Planning Commission
2020 October 15

ISC: UNRESTRICTED
CPC2020-1113

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3103 Kildare Crescent SW, LOC2020-0087

EXECUTIVE SUMMARY

This application was submitted by Tyler Hawryluk Architectural Design Inc on 2020 June 24, on behalf of the landowners, Jerry Abbas, Talha Bajwa and Muhammad Zain. 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* (ARP) 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*.

A concurrent development permit for a four-unit Rowhouse Building has been submitted and Administration is ready to approve the development pending Council's decision on this land use redesignation application.

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 3); 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 3103 Kildare Crescent SW (Plan 732GN, Block 4, Lot 29) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

This redesignation application was submitted by Tyler Hawryluk Architectural Design (THAD) Inc on 2020 June 24, on behalf of the landowners Jerry Abbas, Talha Bajwa and Muhammad Zain (Attachment 1). This application proposes to change the designation of this property from Direct Control District to R-CG District.

A minor map amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation (see attachment 3). The proposal conforms to the ARP, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*.

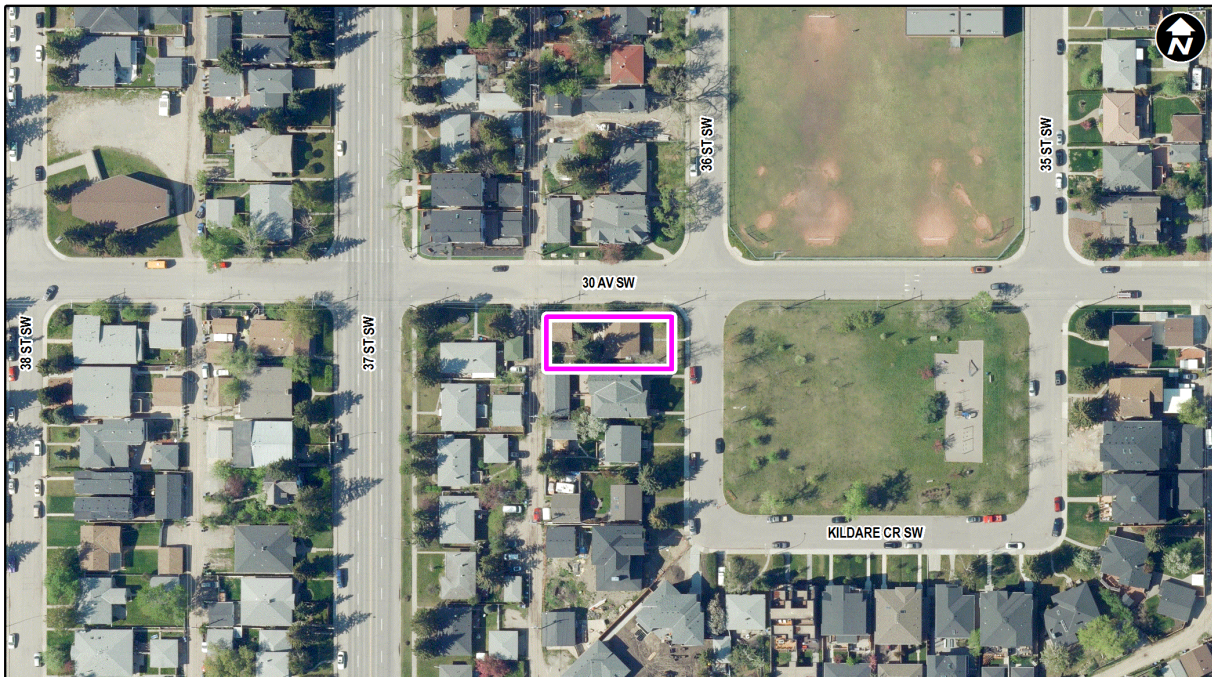
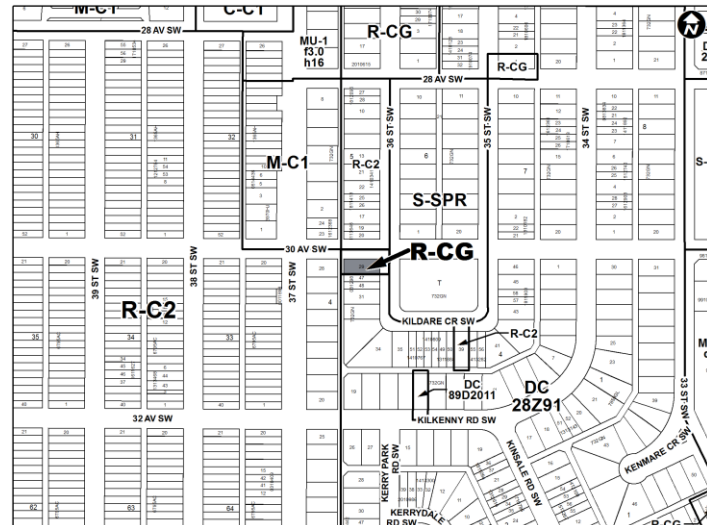
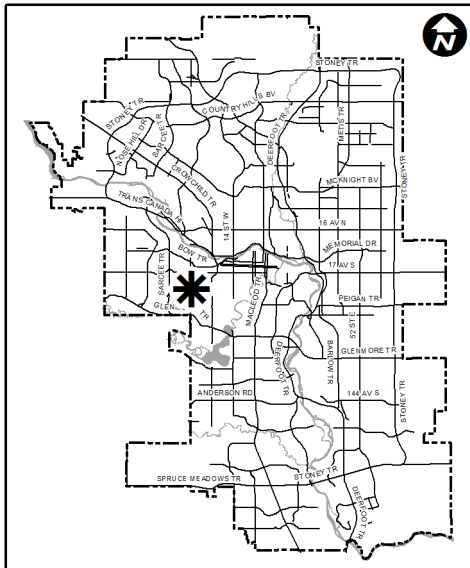
A concurrent development permit (DP2020-4273) for a four-unit, three storey Rowhouse Building has been submitted by THAD on behalf of the landowners Jerry Abbas, Talha Bajwa, and Muhammad Zain on 2020 June 24. See Attachment 2 for additional information. Administration is ready to approve the development permit pending Council's decision on the subject redesignation application.

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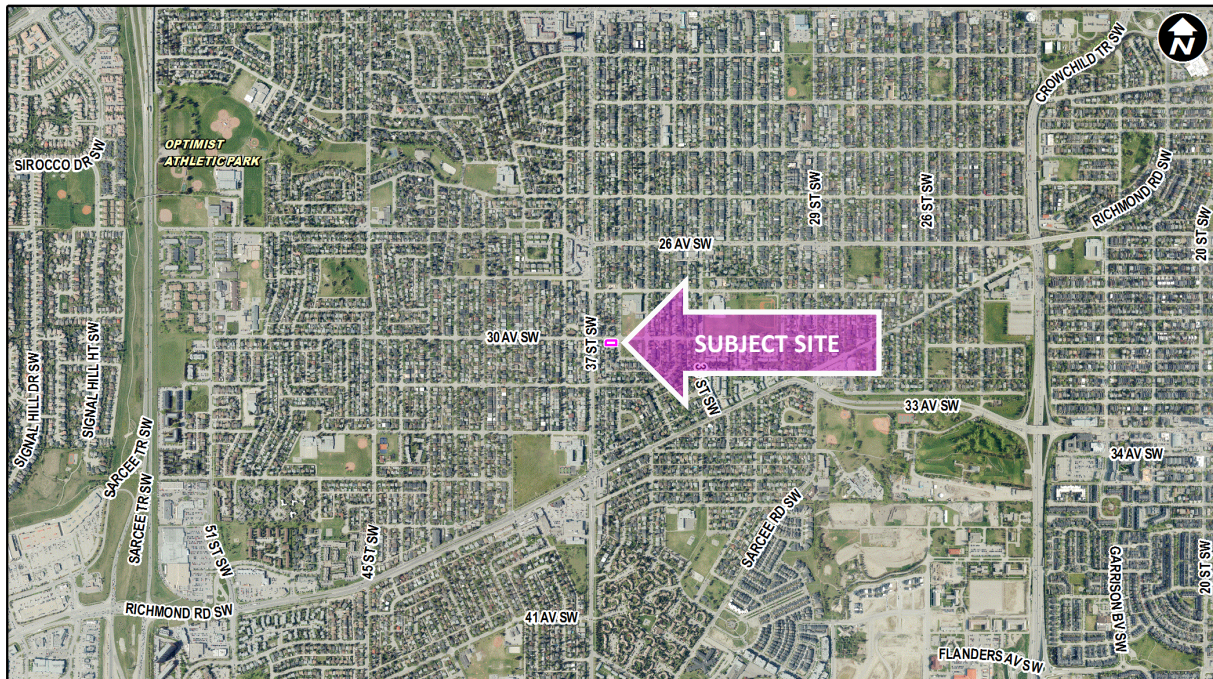
Location Maps



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Site Context

The subject site is located in the southwest community of Killarney/Glengarry at the southwest corner of 30 Avenue SW and Kildare Crescent SW. The surrounding area is characterized by a mix of single and semi-detached dwellings. The predominant land uses in this area are Residential – Contextual One Dwelling (R-C1) District 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 approximately 0.06 hectares (0.14 acres) in size with dimensions of 15 metres by 36 metres. A rear lane exists along the west 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.

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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

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.

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 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:

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- 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.

Environmental Site Considerations

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 36 Street SW and 30 Avenue SW and the rear lane. The area is served by Calgary Transit by bus (Route 9), within approximately 35 metres walking distance of the site on 30 Avenue SW with service to Chinook LRT Station and Westbrook LRT Station. On street parking adjacent to the site is not regulated by Calgary Parking Authority. The site is approximately 35 metres from the Primary Transit Network on 30 Avenue SW with the MAX TEAL Transit service.

Utilities and Servicing

Public water and sanitary exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and Development Site Servicing Plan stages.

Climate Resilience

The concurrent development permit application enabled by this land use, DP2020-4273 for a rowhouse development, indicates charging stations for electric vehicles will be provided in all parking stalls.

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.

As part of the proposed land use redesignation application, the applicant has undertaken applicant-led engagement efforts. The applicant placed signage on site illustrating the conceptual perspectives of the proposed development that invited neighbours to make contact.

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They have indicated that they have not received any engagement from the neighbours or community association.

Administration received five letters of opposition and one letter of support for the application. Already congested on-street parking, loss of privacy, lack of support for one-off redesignations and discontent with developer engagement were cited as the main reasons for opposition in the letters.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed at the development permit stage.

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.

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 Calgary Metropolitan Region Board's [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](#). 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.

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Climate Resilience Strategy (2018)

The [*Climate Resilience Strategy*](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. The concurrent development permit application commits to the installation of electric vehicle charging infrastructure, which supports Action 4: Support and Enable the Uptake of Electric Vehicles.

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 3). 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 in 2021.

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.

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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. Applicant's Submission
2. Development Permit (DP2020-4273) Summary
3. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan