

Planning & Development Report to
Calgary Planning Commission
2020 November 05

ISC: UNRESTRICTED
CPC2020-1207

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2037 – 32 Street SW, LOC2020-0126

EXECUTIVE SUMMARY

This application was submitted on 2020 August 18 by New Century Design on behalf of the landowner, John Manuel Bettencourt. This application proposes to redesignate the site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Contextual Grade-Oriented (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single detached, semi detached, duplex homes and secondary suites);
- a maximum building height of 11 metres, about 2 to 3 storeys (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.

The proposal conforms to the relevant policies of the [Municipal Development Plan \(MDP\)](#). To accommodate this proposal, a minor amendment to the [Killarney/Glengarry Area Redevelopment Plan \(ARP\)](#) is required.

No development permit application has been submitted at this time.

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 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed land use redesignation of 0.06 hectares ± (0.15 acres ±) located at 2037 – 32 Street SW (Plan 1773FR, Block 1, Lot 1) from Residential – Contextual One / Two Dwelling District (R-C2) District **to** Residential – Grade Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2020 November 05

ISC: UNRESTRICTED
CPC2020-1207

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2037 - 32 Street SW, LOC2020-0126**

BACKGROUND

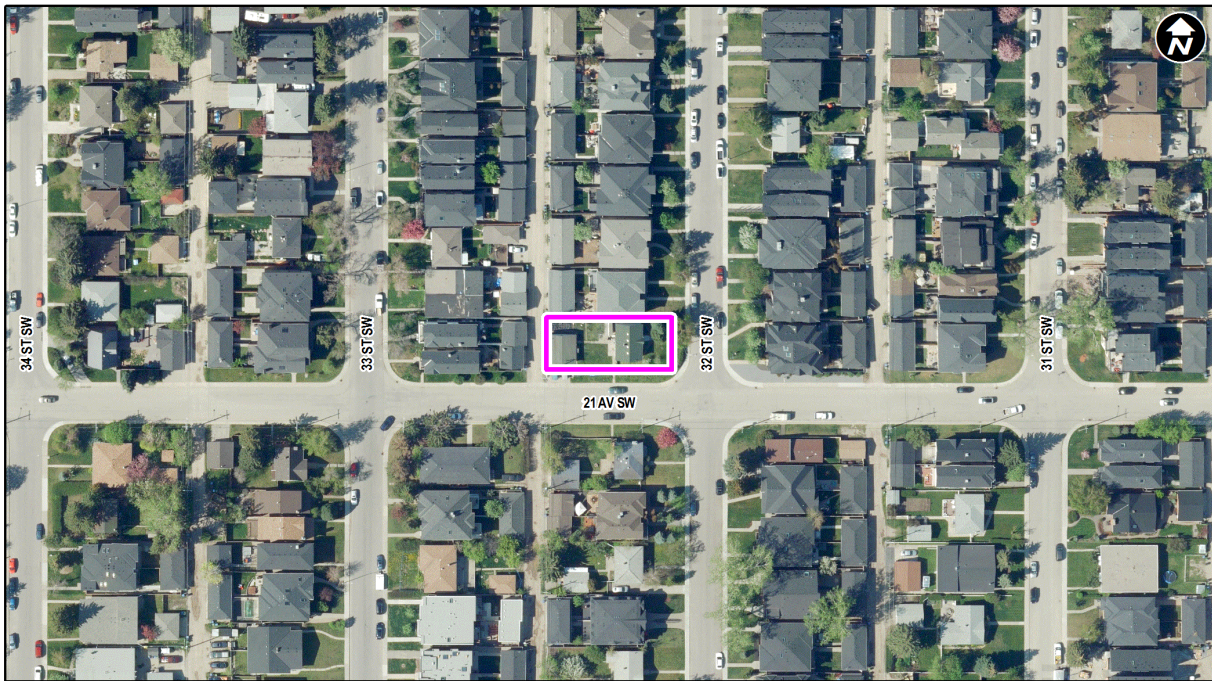
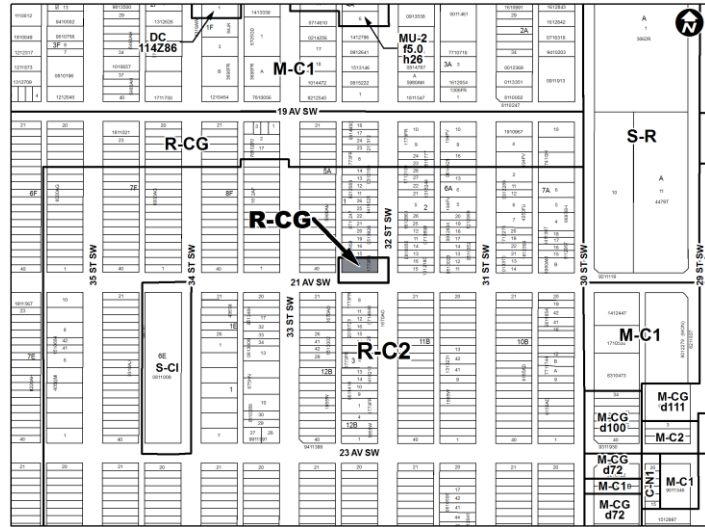
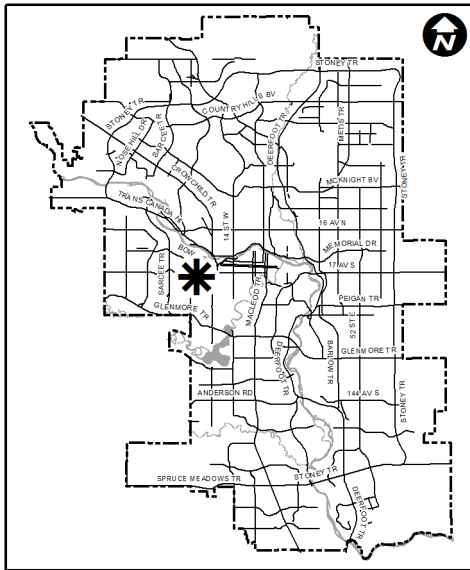
This land use application was submitted by New Century Design on 2020 August 18. A development permit has not been submitted; however, the applicant intends to build a future four-unit rowhouse development with four secondary suites, as described in the Applicant Submission (Attachment 1).

Planning & Development Report to
Calgary Planning Commission
2020 November 05

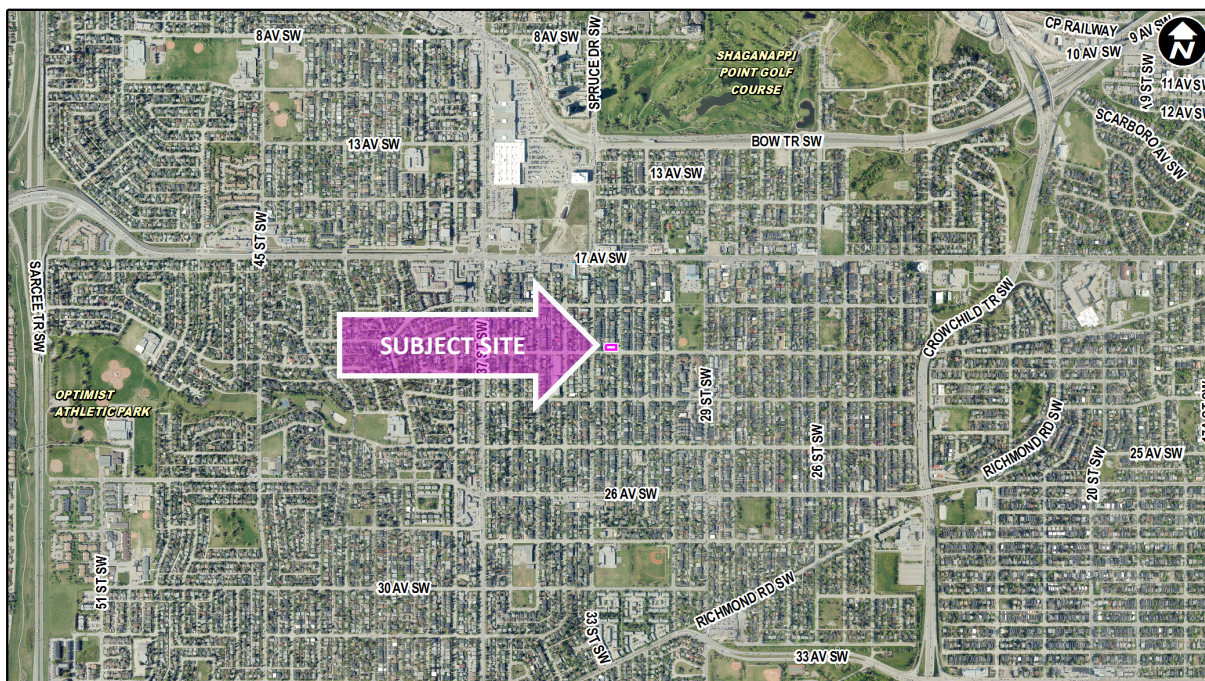
ISC: UNRESTRICTED
CPC2020-1207

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2037 - 32 Street SW, LOC2020-0126

Location Maps



**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2037 - 32 Street SW, LOC2020-0126**



Site Context

The subject site is located north of 21 Avenue SW and west of 32 Street SW in the community of Killarney/Glengarry. The site is currently developed with a single detached dwelling and detached garage that was built in the 1950's. Adjacent to the site in all directions are single detached dwellings regulated by the R-C2 District. The site benefits from lane access. The site is relatively flat and approximately 0.05 hectares (0.12 acres) in size, with dimensions of approximately 15 metres by 36 metres.

As identified in Figure 1, the community of Killarney/Glengarry reached its 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

Planning & Development Report to
Calgary Planning Commission
2020 November 05

ISC: UNRESTRICTED
CPC2020-1207

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2037 - 32 Street SW, LOC2020-0126

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate the site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District to facilitate a future rowhouse development. While the parcels immediately adjacent are R-C2, there are several R-CG lots to the north, within the same street block.

This application meets the objectives of the applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing R-C2 District accommodates residential buildings in the form of single-detached, semi-detached and duplex dwellings as well as secondary suite uses in applicable contexts. A maximum of two dwelling units per parcel and a maximum building height of 10 metres is allowed.

The proposed R-CG District is also a contextual low-density residential district that would allow for a maximum of four dwelling units with four secondary suites and a maximum contextual building height that ranges from seven to 11 metres. The applicant is pursuing this change so as to accommodate the future construction of a rowhouse development.

The proposed district is appropriate for this site, as the resulting building scale and forms are suitable for the surrounding low-density residential areas.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including uses, building massing, height, landscaping and parking.

Transportation

Pedestrian and vehicular access to the site is available from 32 Street SW or 21 Avenue SW as well as direct access to the rear lane. The site is located approximately 600 metres (an approximately 10-minute walk) from Westbrook LRT Station. The site is approximately 370 to 470 metres away from bus stops, providing service throughout South Calgary, Mount Royal and Glendale, as well as into the Downtown Core and other LRT stations. There are no on-street parking restrictions.

Planning & Development Report to
Calgary Planning Commission
2020 November 05

ISC: UNRESTRICTED
CPC2020-1207

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2037 - 32 Street SW, LOC2020-0126

Environmental Site Considerations

An Environmental Site Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site.

Climate Resilience

The applicant has not identified any climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

To date, 27 letters of opposition have been received by citizens and their reasons are summarized as follows:

- Not aligned with the [Killarney/Glengarry ARP](#);
- Increased density will have negative impact on community character;
- Increased density will create more traffic and on-street parking congestion; and
- Taller buildings will result in adjacent neighbors' loss of privacy.

The Killarney-Glengarry Community Association (CA) is neither in support or opposition of this application. The CA has requested that if this application is approved, that they be involved in applicant-led public outreach as part of the development permit process to address their concerns regarding privacy for neighbors across the lane, overall parking concerns and ensuring units are ground-oriented. The Community Association's letter is provided under Attachment 3.

Administration considered all comments as part of the review process and determined the following:

- The [Killarney/Glengarry ARP](#) typology policies, especially those of the Conservation/Infill typology do not align with current *Municipal Development Plan* intent or policies. In such circumstances, the MDP policies prevail;
- While the density of this parcel would increase from a maximum of two dwelling units to a maximum of four dwelling units, the proposed R-CG District is a low-density residential district, just as the R-C2 District is, which will ensure that the building form and scale is contextually sensitive to the surrounding parcels;

Planning & Development Report to
Calgary Planning Commission
2020 November 05

ISC: UNRESTRICTED
CPC2020-1207

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2037 - 32 Street SW, LOC2020-0126

- Issues regarding traffic generation and parking requirements will be addressed to the satisfaction of the Development Authority at the development permit stage, and;
- The proposed R-CG District only allows for a maximum building height of 11 metres, which is a slight increase from the current 10 metres allowed by R-C2.

No Applicant-led engagement has been undertaken as part of this application. The applicant has informed the Killarney-Glengarry Community Association of their intent to undertake public outreach in the future as part of the development permit process. They've indicated that this outreach will involve the CA representatives and community residents. The applicant outreach summary is available under Attachment 4.

No City-led engagement was undertaken as part of this application.

Following a meeting of the Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners.

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](#) 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)

This site is within the Residential – Developed – Inner City typology of the [Municipal Development Plan](#). Policy for this area encourages modest intensification in a form and nature that respects the scale and character of the surrounding neighborhood. Buildings should also maximize front door access to the street.

The proposed redesignation aligns with this policy direction, as development would be guided by a land use district that only allow for ground-oriented housing using building forms, scale and setback rules that respects the scale and character of the surrounding land uses.

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2037 - 32 Street SW, LOC2020-0126

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This land use application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development application approval stages.

Killarney / Glengarry Area Redevelopment Plan (Statutory – 1980)

The site is within the Conservation / Infill Area typology of the [Killarney/Glengarry ARP](#). Policy for this area restricts new development to only single detached, semi-detached, duplex or other forms that would contain no more than two dwelling units.

To accommodate the proposed application, an amendment to the land use map in the [ARP](#) is required. The amendment will change the property's land use category from 'Conservation / Infill' to 'Low Density Townhousing' to allow for an increase in density and change in built form.

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.

While the project was originally launched in 2019 September, project and engagement timelines are being adjusted due to the COVID-19 pandemic and work being completed on the [Guidebook for Great Communities](#) and does not currently have an anticipated date for completion.

Social, Environmental, Economic (External)

The proposed land use district allows for a wider range of residential uses which 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.

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.

Planning & Development Report to
Calgary Planning Commission
2020 November 05

ISC: UNRESTRICTED
CPC2020-1207

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2037 - 32 Street SW, LOC2020-0126**

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed district is in keeping with the applicable policies of the *Municipal Development Plan* by supporting a variety of housing types that respect the low density residential character of the area.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan
3. Community Association Letter
4. Applicant Outreach Summary