

Background and Planning Evaluation

Background and Site Context

This 0.06 hectare parcel is located in the community of Killarney/Glengarry, immediately to the south east of the intersection with 26 Avenue SW and 32 Street SW. The general area is low density residential development, designated as Direct Control District ([Bylaw 28Z91](#)) based on the R-2 Residential Low Density District of Bylaw 2P80. To the west of the site are parcels designated Multi-Residential – Grade Oriented (M-CG), Multi-Residential – Contextual (M-C1), Commercial – Neighbourhood 1 (C-N1) and Commercial – Neighbourhood 2 (C-N2) Districts developed with low-rise apartments and small scale commercial developments.

This is a corner lot, with approximate dimensions of 36 by 17 metres, with direct lane access and is close to commercial uses along 20 Avenue SW (between 30 Street SW and 35 Street SW). The site is in close proximity to the Killarney/Glengarry Community Association and there is nearby transit availability, which lends this site, favourably, to an increase in density and the number of units anticipated by this land use redesignation.

No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 3), the applicant identified the intent to pursue a development permit application for a four-unit rowhouse building in the future.

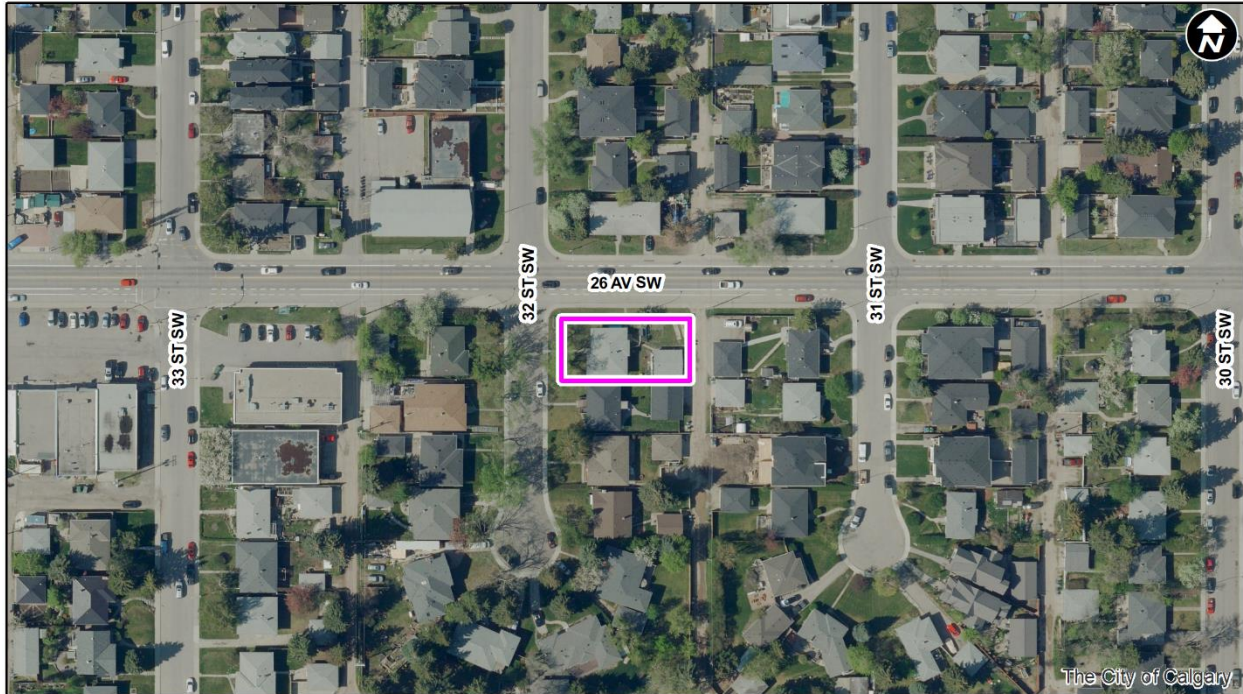
Community Peak Population Table

As identified below, the community of Killarney/Glengarry reached its peak population in 2019, and the population has remained the same.

Killarney/Glengarry	
Peak Population Year	2019
Peak Population	3,927
2019 Current Population	3,927
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC Direct Control District (Bylaw 28Z91) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80 and 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 dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. For the subject site that would mean a maximum of four dwelling units.

Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- Ensuring an engaging built interface along both 32 Street SW and 26 Avenue SW frontages including ensuring access for the principal dwellings meets grade-oriented design definitions;

- Further evaluation of any secondary suite designs to ensure they meet Land Use Bylaw requirements; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

Transportation

The subject site is located approximately 110 metres away from an Eastbound Route 6 Killarney / 26 Avenue SW bus stop. This route provides service through Knob Hill, Bankview and Lower Mount Royal to the Downtown core and LRT routes.

The subject site is a corner lot with lane access and has no parking restrictions. All vehicular access is to come from the lane at the time of redevelopment. Parking requirements will be reviewed and determined at the development permit stage.

Environmental Site Considerations

There are no environmental concerns with the redevelopment of this site. An Environmental Site Assessment was not required.

Utilities and Servicing

Public water, sanitary and storm exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan stage.

Legislation and Policy

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](#) 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](#) (IGP). The proposed land use amendment and policy amendment builds on the principles of the IGP 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 as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

The parcel is identified on Map 2 of the [Killarney/Glengarry Area Redevelopment Plan \(ARP\)](#) as Conservation/Infill. An amendment to Map 2 to change from Conservation/Infill to Low Density Townhousing is required to accommodate the proposed land use amendment.

Westbrook Communities Local Area Planning Project

The *Killarney/Glengarry ARP* is under review as Administration is currently working on the [Westbrook Communities Local Area Planning Project](#) which includes Killarney/Glengarry and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. *The Westbrook Communities LAP* is anticipated to be finalized in 2021.