

**POLICY AMENDMENT AND LAND USE AMENDMENT  
KILLARNEY/GLENGARRY (WARD 8)  
35 STREET SW AND 21 AVENUE SW  
BYLAWS 3P2017 AND 27D2017**

**MAP 7C**

**EXECUTIVE SUMMARY**

This land use redesignation proposes an increase in density from Residential - Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for a multi-residential development.

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

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 November 17

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 3P2017 and 27D2017; and

1. **ADOPT** the proposed amendment to the Killarney/ Glengarry Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 3P2017.
3. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2040 – 35 Street SW (Plan 6000AG, Block 7F, Lots 39 and 40) 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 27D2017.

**REASON(S) FOR RECOMMENDATION:**

This proposal is in conformance with the applicable policies of the Municipal Development Plan. 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.

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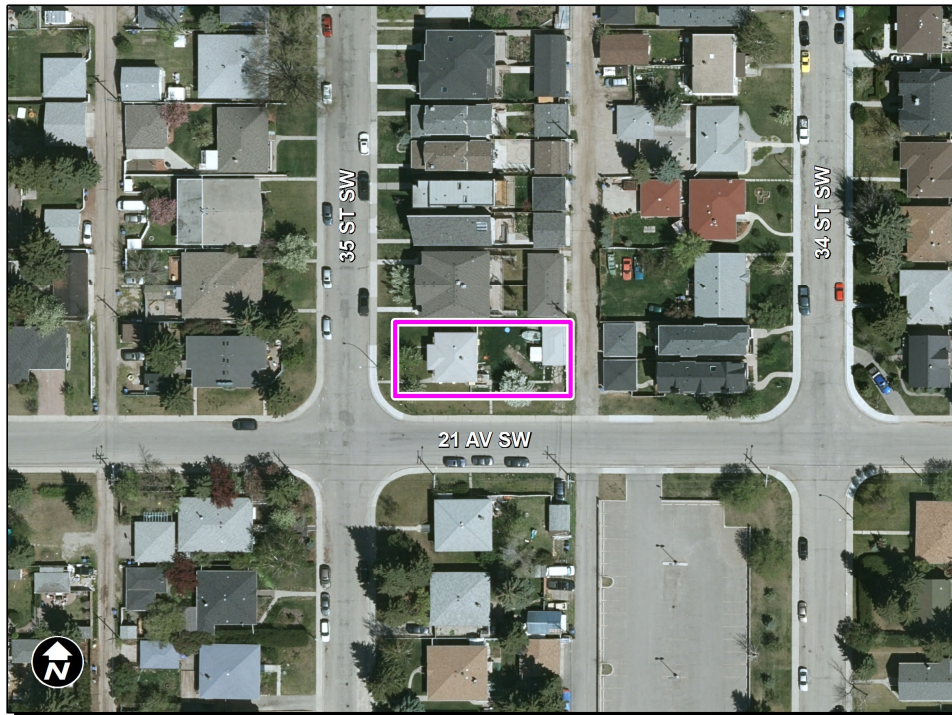
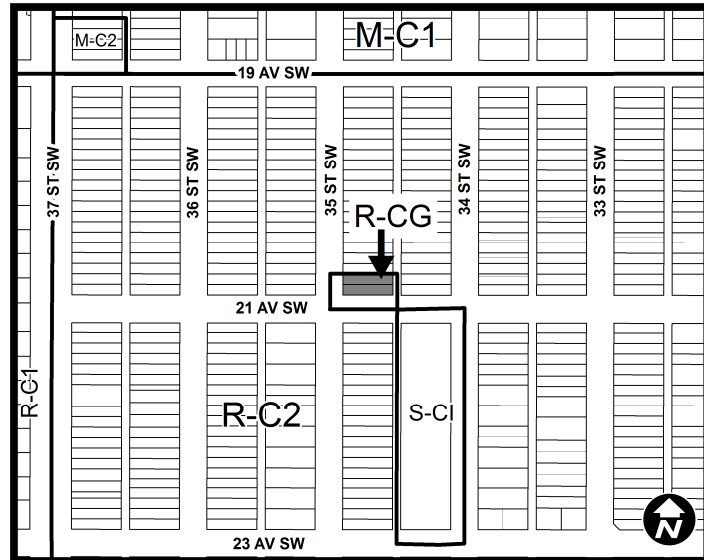
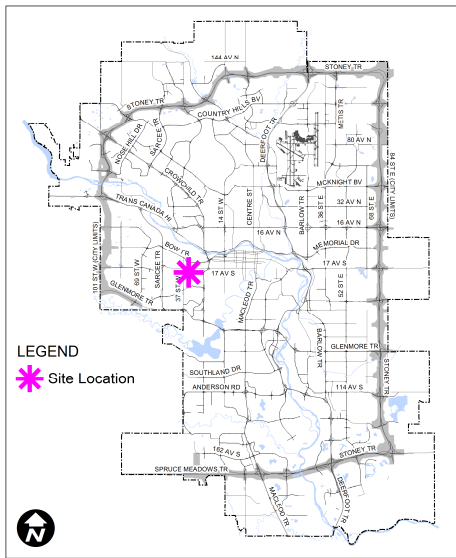
**ATTACHMENTS**

1. Proposed Bylaw 3P2017
2. Proposed Bylaw 27D2017
3. Public Submissions

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35 STREET SW AND 21 AVENUE SW  
BYLAWS 3P2017 AND 27D2017

MAP 7C

LOCATION MAPS



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MAP 7C

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

- |    |  |
|----|--|
| 1. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed amendment to the Killarney/ Glengarry Area Redevelopment Plan (APPENDIX III).   |
|    | <b>Moved by: G.-C. Carra</b><br>Absent: R. Wright  |
|    | <b>Carried: 6 – 0</b>  |
| 2. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2040 – 35 Street SW (Plan 6000AG, Block 7F, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. |
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**MAP 7C**

**Applicant:**

Inertia

**Landowner:**

Sandeep Tut

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcel is located in the Community of Killarney, at the east corner of 35 Street SW at 21 Avenue SW. Surrounding Development consists of low-density residential with commercial located along 17 Avenue SW 300 metres to the north.

<b>Killarney/Glengarry</b>	
Peak Population Year	2015
Peak Population	7,677
2016 Current Population	7,463
Difference in Population (Number)	-214
Difference in Population (Percent)	-3%

**LAND USE DISTRICTS**

The proposed R-CG District allows for up to 4 units on the parcel given the lot size. The R-CG district is intended to accommodate multi-residential development of low height and low density in close proximity or directly adjacent to low density residential development.

**LEGISLATION & POLICY**

**Municipal Development Plan (2009 – statutory)**

The subject site is identified as *Developed Residential Area - Established* on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature to adjacent development, and that increases the mix of housing choices including accessory suites.

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**MAP 7C**

- *Housing Diversity and Choice policies* encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock

The subject site is located in the Conservation/ Infill Area as identified on Map 2 of the Killarney/ Glengarry Area Redevelopment Plan (ARP). The Conservation and Infill Area policy of the ARP is intended to retain a low density of dwelling units and the traditional home built form, while permitting infill development. In order to bring the proposal into alignment with the Killarney/ Glengarry ARP due to the density proposed on this parcel it is necessary to make an amendment to Map 2 of the ARP to change the allocation of the parcels from Conservation/ Infill to Low Density Townhousing. 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.

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).

**TRANSPORTATION NETWORKS**

The subject site is approximately 320 metres away from the Eastbound and Westbound bus stops for Routes 2, 6, and 94 which provide service to the Westbrook LRT station, and to the downtown core. The Westbrook LRT station is approximately 475 metres away from the site as well.

**UTILITIES & SERVICING**

No water main upgrade is required. At the Development Permit stage a Sanitary Servicing Study may be required if the proposed Sanitary Peak Wet Weather Flow exceeds 1L/s.

Storm sewer is not immediately available to service the site. Storm requirements will be provided at the Development Permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**ENVIRONMENTAL SUSTAINABILITY**

Not applicable to this land use amendment application.

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**MAP 7C**

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**GROWTH MANAGEMENT**

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

See APPENDIX II.

**Citizen Comments**

There were 4 letters of support received.

There were 23 objections received by members of the public. The comments include:

- Potential for increase in noise and traffic;
- Will take away from the character of the neighbourhood;
- Will reduce sunlight access and cause shadowing;
- Will block views;
- Should keep higher density on collectors and main streets;
- Negative effect on adjacent property value;
- Seems like spot zoning;
- Will set precedent for neighbourhood;
- Conflicts with streetscape pattern; and
- Townhomes should not be allowed south of 19 Avenue SW.

**Public Meetings**

No public meetings were held.

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KILLARNEY/GLENGARRY (WARD 8)  
35 STREET SW AND 21 AVENUE SW  
BYLAWS 3P2017 AND 27D2017**

**MAP 7C**

**APPENDIX I**

**APPLICANT'S SUBMISSION**

The subject parcel is located in the community of Killarney/Glengarry and consists of 0.0556 ha. The land is privately owned. A land use amendment is required in order to construct a Four-unit Rowhouse Building which is a project better suited to this site than a semi-detached building.

The current land use designation is R-C2 (Residential – Contextual One / Two Dwelling District) which allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

The proposed development will provide Four dwellings in a Rowhouse Building configuration with front doors facing 21 Avenue SW. A new land use designation is required to support this development; therefore, the application is seeking to amend the designation to a Residential – Grade-Oriented Infill (R-CG) District.

Like R-C2, the R-CG District is a Low Density Residential District intended for Grade-Oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

*Accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.*

This proposed development is consistent with the local area plan in place for Killarney/Glengarry which encourage more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services. In addition, the site has specific attributes which make it ideal for rowhouse development:

- The site is only 10 minutes walk from Westbrook C-Train Station and other transit routes on 17 AV SW
- It is only 12 minutes walk to Killarney School.
- It is less than 10 minutes walk to Westbrook mall and other commercial uses on 17 Avenue SW.
- The site is less than 10 minutes walk to Killarney Aquatic & Recreation Centre.



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MAP 7C

**APPENDIX II**  
**COMMUNITY ASSOCIATION LETTER**

June 16, 2016

Here are the Killarney Glengarry Community Association comments regarding the Application for Rezoning LOC2016-0128 from Inertia Corporation for 2040 35 Street SW.

**1 - The Killarney Glengarry Community Association strongly requests that any and all of these these one-off requests from R-C2 to R-CG be denied** for the following reasons:

- Does not respect neighbourhood character. Erodes the existing zoning that already supports a well-planned diversity of housing types.
- Killarney supports planned development and planned up-zoning in the right places: If this one-off request is not denied, it would set a precedent that would result in a flood of new requests, eroding the planned R-C2 area into a hodge-podge of scatter-gun rezoning. This is demonstrated by several similar zoning requests, prior and pending.
- Neglects the opportunity of increasing density by a greater factor, by deflecting development investment away from under-developed parcels currently zoned M-C1 and COR.
- Neglects the opportunity of increasing density along the 37 Street corridor which can support higher density than R-CG, again by diverting development investment.
- Although the subject lot is within close proximity to transit, cycle lanes, and within walking distance of shops and services - it is not unique. Every lot in Killarney has similar factors.
- Considering the "Developed Areas Guidebook" initiative which could result in a planned approach to up-zoning, it is premature to consider random applications.
- 

The Development Committee of the KGCA hosted a meeting on June 14 to give residents an opportunity to voice opinions about the rezoning. We also received letters from 18 affected residents, 12 of whom attended the Development Committee meeting. Most residents are not in favour of the rezoning. We were also joined at the meeting by a representative from Spruce Cliff Community Association, who have responded on a similar application from Inertia in their neighbourhood.

2 - Residents Comments against the rezoning fall into the following categories as follow:

**The R-C2 core area of Killarney is not the right area to up zone;**

- Killarney boasts many parcels with existing M-C1 and COR1&2 zoning. There are opportunities to add density to these parcels and to the parcels fronting on the 37 Street Corridor.
- Ongoing redevelopment of R-C2 lots from one home on a 50 ft wide lot to two homes on 25 foot lots is already doubling our density.

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KILLARNEY/GLENGARRY (WARD 8)  
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BYLAWS 3P2017 AND 27D2017**

**MAP 7C**

- Planned development is favoured over random rezonings.

**Does not respect Community Character:** Killarney is a neighbourhood; a village where people know their neighbours, interact, live through all stages of their lives. The residents and the Community Association are working hard to preserve that eclectic village character:

- Rezoning one street corner is likely to result in a tide of other rezoning requests. This is borne out by the number of requests for denser zoning in the R-C2 edges of the dense corridor down 29th street and another recent posting of a rezoning request on a lot at 33rd Street and 19th Avenue.
- 4 units on 50 x 120 ft lot too dense in comparison with a 2 unit on 50 x 120 on the remainder of the blockface.
- 11 meters high and 60% coverage allowed by R-CG is too massive for a 10 meter and 45% coverage R-C2 streetscape. The planned north - south orientation will overshadow neighbours to the north. Not appropriate.

**Killarney has the benefit of dense zoning which is underdeveloped:**

- Along 17th Avenue, down 29th Street, and along 37 Street is great potential for even greater density of zoning and diversity of housing types.
- The recent rezoning of two parcels on 37th Street south of 26th Avenue to M-CG 106 and two parcels on 37th Street at 19th Avenue to MC2 are viewed as a benefit to the community, enhancing the housing diversity and the density. This up-zoning is felt to be in the right place.

**3 - Comments from Residents in favour of rezoning**

- Location is close to transit and local shopping areas
- Location is a corner lot close to a non-residential church lot
- Close to higher density area ended at 19th Avenue
- Adds smaller, relatively more affordable homes on quieter streets
- Added density would lead to lower individual home owner taxes

Inertia Corporation has not approached the Community Association nor the affected residents to discuss the zoning application. Please feel free to forward this email to Trent Letwiniuk. His email is not shown on the request for comment.

Feel free to call me any time if you have questions about these comments.

Thanks!  
Keren Houlgate  
Director, Development  
Killarney Glengarry Community Association  
403-807-2075

J. Dutton

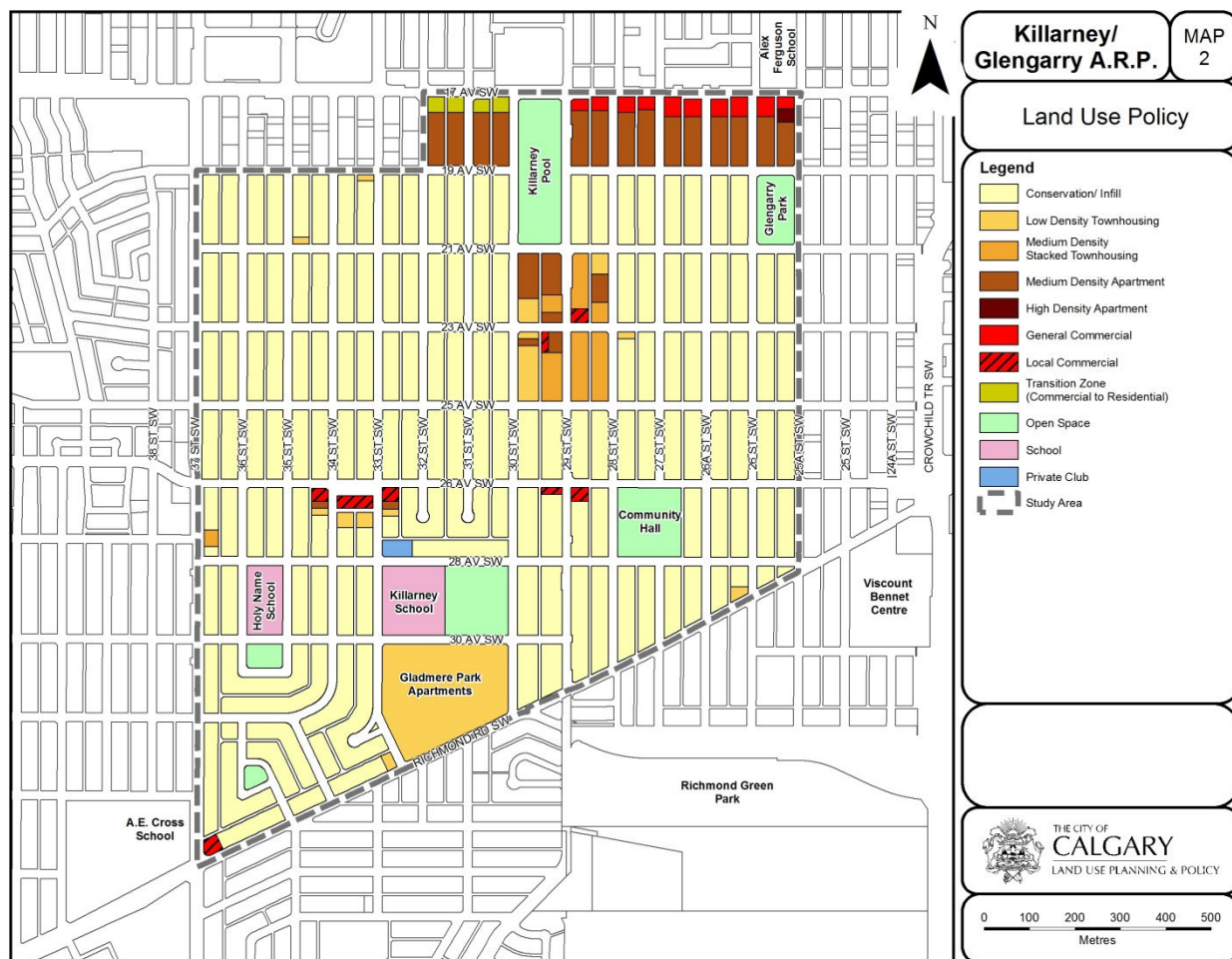
POLICY AMENDMENT AND LAND USE AMENDMENT  
KILLARNEY/GLENGARRY (WARD 8)  
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BYLAWS 3P2017 AND 27D2017

MAP 7C

APPENDIX III

PROPOSED AMENDMENT TO THE KILLARNEY/ GLENGARRY  
AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 2 entitled “Land Use Policy” and insert the revised Map 2 entitled “Land Use Policy” as follows:



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**MAP 7C**

**APPENDIX IV**

**LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILLS**

<b>Subject Site</b>	<b>Comments</b>
On a Corner	Corner developments have fewer direct interfaces with low density development.  Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.
Within 400m of a transit stop	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.  Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
Within 600m of a Primary Transit stop or station	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.  Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
On a collector or higher standard roadway on at least one frontage	Minimizes traffic on local streets
Adjacent to existing or planned non-residential development or multi-dwelling development	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings
Adjacent to or across from existing or planned open space or park or community centre	Creates an appropriate transition between low density and other land uses
Along or in close proximity to a corridor or activity centre	Creates an appropriate transition between low density and other land uses
Direct lane access	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.