

**POLICY AMENDMENT AND LAND USE AMENDMENT
KILLARNEY/GLENGARRY (WARD 8)
28 AVENUE SW AND 37 STREET SW
BYLAWS 16P2016 AND 83D2016**

MAP 7C

EXECUTIVE SUMMARY

This land use amendment application proposes the redesignation of the subject parcels in the Killarney/Glengarry neighbourhood from DC Direct Control District to Multi-Residential – Contextual Grade-Oriented (M-CGd106) District in order to develop a twelve unit multi-residential development.

A minor ARP amendment will also be required to change the subject lots within ‘Map 2’ from ‘Conservation Infill’ to ‘Medium Density Stacked Townhousing’.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 February 25

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 16P2016 and 83D2016; and

1. **ADOPT** the amendment to the Killarney/Glengarry Area Redevelopment Plan, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 16P2016.
3. **ADOPT** the proposed redesignation of 0.11 hectares ± (0.24 acres ±) located at 2824 and 2828 – 37 Street SW (Plan 732GN, Block 13, Lots 2 and 3) from DC Direct Control District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd106) District, in accordance with Administration’s recommendation; and
4. Give three readings to the proposed Bylaw 83D2016.

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REASON(S) FOR RECOMMENDATION:

The Land Use Amendment application conforms to the overall intent and goals of the Municipal Development Plan (MDP) by providing more housing diversity and choice within complete communities.

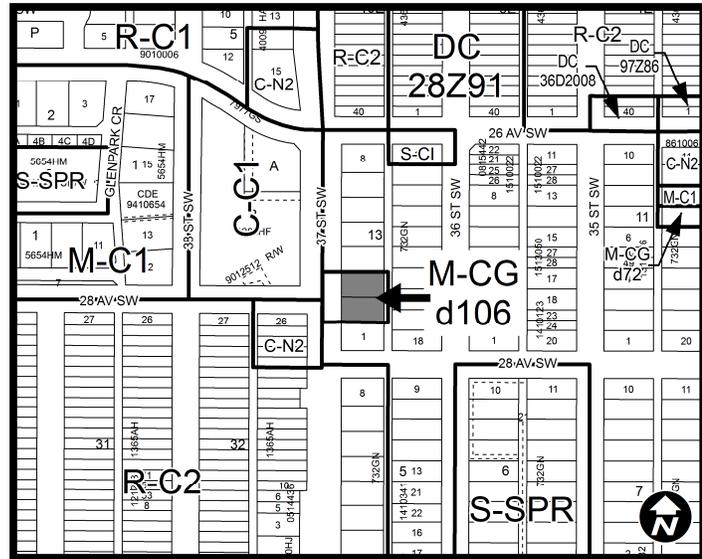
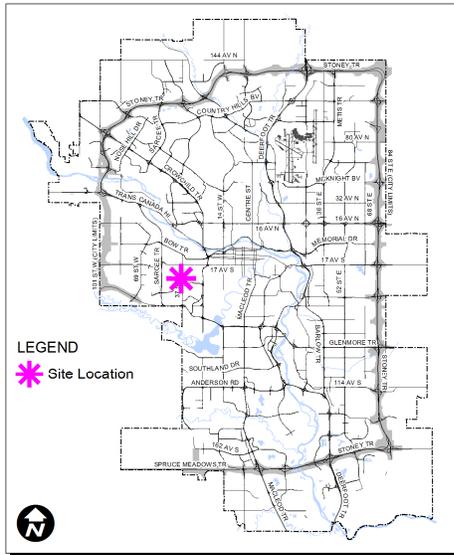
ATTACHMENTS

1. Proposed Bylaw 16P2016
2. Proposed Bylaw 83D2016
3. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | | |
|----|--|-----------------------|
| 1. | Recommend that Council ADOPT , by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (APPENDIX II). | |
| | Moved by: R. Wright | Carried: 6 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.11 hectares ± (0.24 acres ±) located at 2824 and 2828 – 37 Street SW (Plan 732GN, Block 13, Lots 2 and 3) from DC Direct Control District to Multi-Residential – Contextual Grade-Oriented (M-CGd106) District. | |
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Applicant:

Urban Systems

Landowner:

Bernice Shumlich
Gregory J M Shumlich

PLANNING EVALUATION

SITE CONTEXT

The subject lots are located to the east of 37 Street SW and to the north of 28 Avenue SW. These lands are located directly adjacent to low density development and commercial development across 37 Street SW (Glendale Shopping Centre). The sites currently contain two single detached dwellings.

LAND USE DISTRICTS

Current Land Use District – Direct Control (28Z91)

The existing developments within the subject lands are currently designated Direct Control District (Bylaw 28Z91), which was approved by Council on 1991 September 09. The existing District includes the permitted and discretionary uses of the R-2 Residential Low Density District (Land Use Bylaw 2P80), but prevents narrow lot single detached infill development.

Proposed Land Use District – M-CGd106 (Multi-Residential – Contextual Grade-Oriented District)

The proposed M-CGd106 is intended to:

- have a multi-residential development designed to provide some or all units with direct access to grade;
- provide for multi-residential development in a variety of forms;
- have multi-residential development of low height and low density;
- allow for varied building height and front setback areas in a manner that reflects the immediate context;
- be in close proximity or adjacent to low density residential development;
- provide landscaping to complement the design of the development and help screen and buffer elements of the development that may have impacts on residents or nearby parcels; and
- allow for a maximum height of 12.0 metres and varies building height that reflects the immediate context.

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The maximum density being proposed within the district is 106 units per hectare which would allow the property owner to develop the site with 12 residential units (106 x 0.114 hectare). In 2014, Council directed Administration to consider a variety of criteria in order to determine whether a site should be recommended for approval for multi-residential infill. The subject lots meet the following criteria:

- The sites are within 400 metres of a transit stop which allows for greater transit use and provides for mobility options for residents of a multi-dwelling development;
- The sites are on a higher standard arterial roadway (37 Street) on at least one frontage;
- The sites are adjacent to non residential development (Glendale Shopping Centre) which creates an appropriate transition between low density and other more intensive land uses or larger scale buildings;
- The sites have direct lane access which improves the pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The following are policy within the MDP which support the proposed M-CGd106 District:

2.3 Creating Great Communities

“Goal – create communities by maintaining quality of living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant places.”

Key Direction #2: Provide more choice within complete communities.

Key Direction #4: Link land use decision to transit.

Key Direction #8: Optimize infrastructure.

Killarney/Glengarry Area Redevelopment Plan (ARP)

The subject sites are currently designated as ‘Conservation Infill’ within the Killarney/Glengarry ARP, which provides for:

- The form and density allowed under R-1 and R-2 Districts found within Land Use Bylaw 2P80, which include single detached, semi-detached, duplex and converted structures containing no more than two units; and
- Retaining low density of dwelling units and the traditional home built form while permitting infill development.

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An amendment to 'Map 2' will be required to change the sites to 'Medium Density Stacked Townhousing'.

2.1.2 'Medium Density Stacked Townhousing' allows for:

- townhouse development up to 111 units per hectare;
- a built form more compatible with existing low density development than apartment development;
- individual at-grade access to a substantial portion of the units and encouraging private open space; and
- suitable housing for families with children.

TRANSPORTATION NETWORKS

The subject property can be deemed to be accessible to various modes of transportation:

- Pedestrian access is available from 28 Avenue SW which connects to 37 Street SW to the west and 36 Street SW to the east; and
- The site is located approximately 78 metres from the transit stop, servicing Route 72 and Route 73, and offer service to Brentwood LRT station and many different points in the City. Route 94 and Route 306, offer service to the Westbrook LRT stations and BRT to downtown.

UTILITIES & SERVICING

Water mains are available at 37 Street SW (300 millimetres, 1952) and no upgrade is required.

Sanitary sewers are available at 37 Street SW (250 millimetres, 1952). If the proposed density is over 55 person/hectare and the proposed Peak Wet Weather Flow (PWWF) has exceeded 1 L/s, a Sanitary Servicing Study is required at Development Permit stage.

Storm sewers are available at 37 Street SW (375 millimetres, 1958). Further comments including allowable release rate will be provided at Development Permit stage.

ENVIRONMENTAL ISSUES

Not applicable.

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ENVIRONMENTAL SUSTAINABILITY

Not applicable.

GROWTH MANAGEMENT

Not applicable.

PUBLIC ENGAGEMENT

Community Association Comments

The Killarney Glengarry Community Association fully supports the proposed land use amendment for the following reasons:

- City Council has mandated increased density in areas of existing infrastructure;
- With the construction of the Westbrook TOD, Currie Barracks and Shaganappi Point developments, traffic along 37 Street is expected to increase significantly and the KGCA is looking for compromises to protect the core low-density areas of Killarney both from overbuilding along the corridors and from increased traffic noise and nuisance;
- Believe that M-CG zoning is a good compromise and will significantly increase density without significant impact on surrounding neighbours, at the same time adding relatively affordable new housing to enhance the streetscape; and
- Had discussions with the developer and support the idea of stacked townhouses on this site.

Citizen Comments

Seven citizen letters were received by Administration in response to this application. The objections against the application can be summarized as follows:

- Concerns of the impact on property value.
- Concerns with parking and traffic.
- Concerns with increasing density.
- Concerns with an increase in noise.
- Concerns with the impact on privacy
- Concerns with the impact on sunlight.
- Concerns with an unsightly property.
- Concerns with the potential residents.
- Concerns with the impact on the existing character of the neighbourhood.

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Concerns related to parking, privacy and design will be dealt with at the Development Permit stage.

Public Meetings

No public meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The purpose of this land use application is to redesignate to Multi-Residential – Contextual Grade-Oriented (M-CG) (M-CGd106) District to redevelop the parcels for an increased number of residences.

The vision is to develop twelve (12) multi-family units to accommodate a variety of housing types while preserving the existing low to medium density residential character of the neighbourhood.

By providing a range of housing types the project will provide a suitable style of accommodation for people in a variety of economic and lifestyle situations. With the close proximity to the downtown core, schools and Mount Royal University, and the availability of transit and LRT, this is an ideal location to concentrate density.

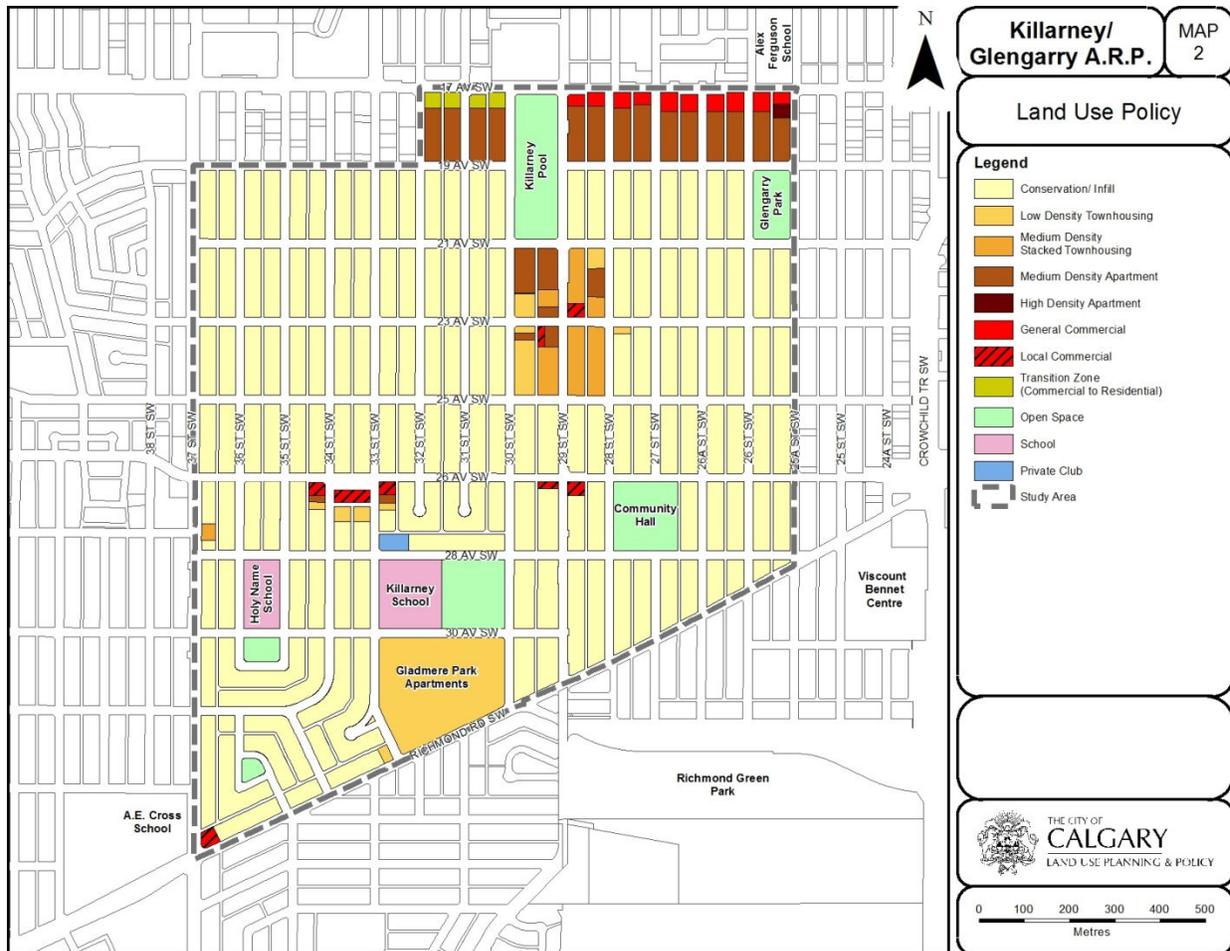
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APPENDIX II

**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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APPENDIX III

LETTERS SUBMITTED

From: Houlgate [mailto:khoulgate@shaw.ca]
Sent: Thursday, January 07, 2016 7:16 PM
To: Friedman, Jarred B.
Cc: Mike Cundall; Executive Assistant Ward 8; Woolley, Evan V.
Subject: LOC2015-0191 2824 37 Street SW

Jarred:

The Killarney Glengarry Community Association Development Committee **fully supports** the proposed Land Use Amendment changing the zoning from DC Direct Control District to M-CG Multi-Residential - Contextual Grade-Oriented for the following reasons:

- We understand that City Council has mandated increased density in areas of existing infrastructure and we understand the reasons for the mandated density increases.
- With the construction of the Westbrook TOD, Currie Barracks and Shaganappi Point developments, traffic along 37 Street is expected to increase significantly and the KGCA is looking for compromises to protect the core low-density areas of Killarney both from overbuilding along the corridors and from increased traffic noise and nuisance. We believe that M-CG zoning is a good compromise and will significantly increase density without significant impact on surrounding neighbours, at the same time adding relatively affordable new housing to enhance the streetscape.
- We have talked at length with the developer, Greg Schumlich, and support the idea of stacked townhouses on this site, with bungalow units on the ground floor and two storey units above, for a total of three stories.

Please feel free to give me a call if you have questions or comments.

Keren Houlgate
Director, Development
Killarney Glengarry Community Association
[REDACTED]