

Background and Planning Evaluation

Background and Site Context

The subject parcel is located on the east side of 31 Street SW, south of 26 Avenue SW in the community of Killarney-Glengarry. The site is approximately 0.05 hectares (0.12 acres) in area and 15 metres wide by 35 metres deep. This site has direct access to a rear gravel lane along the east boundary.

Surrounding development is characterized by a mixture of single detached and semi-detached housing (designated under a DC District that is based on the R-2 Residential Low Density District of Bylaw 2P80) on all sides.

Community Peak Population Table

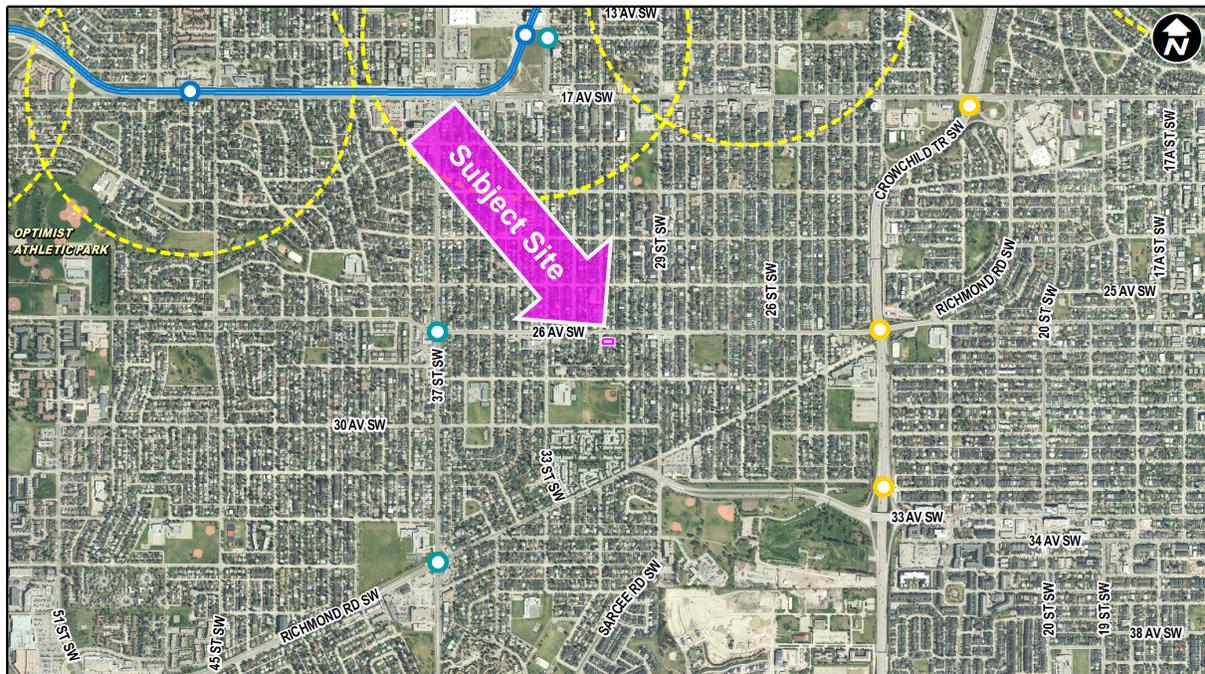
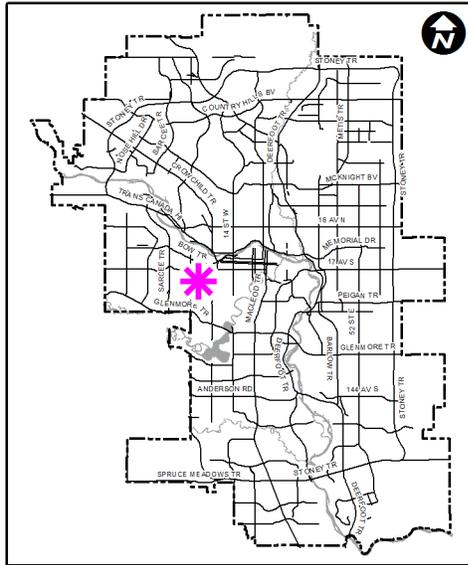
As identified below, the community of Killarney-Glengarry reached its peak population in 2019.

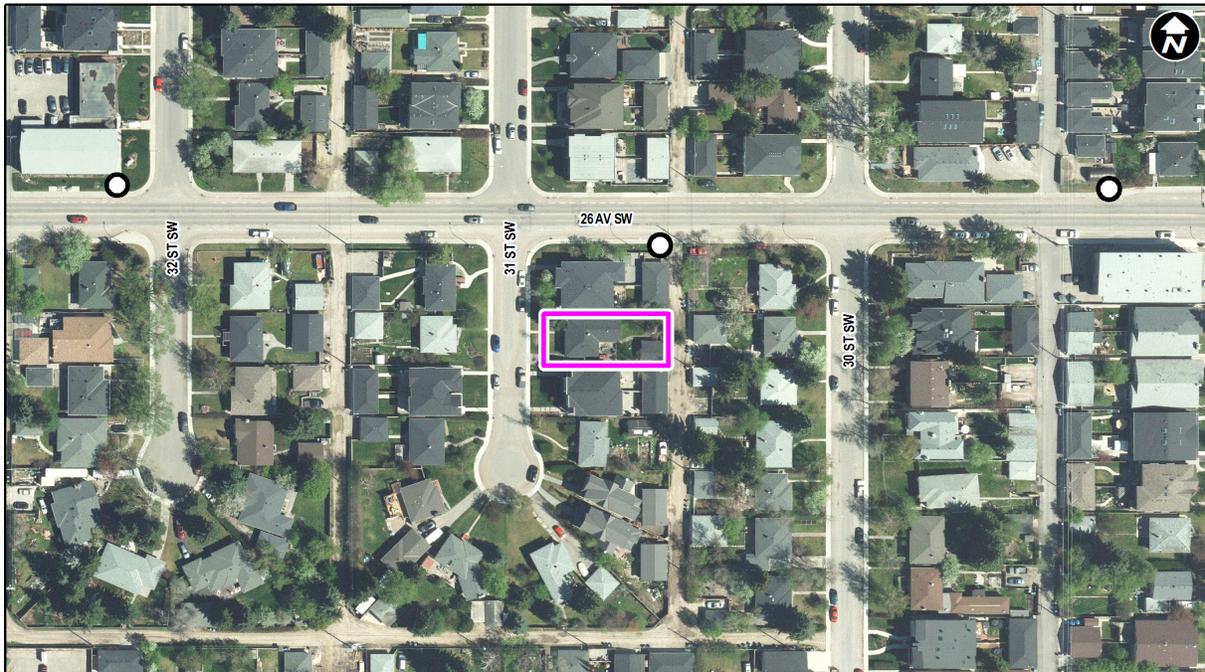
Killarney - Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 28Z91](#)) is based on the R-2 Residential Low Density District in Land Use Bylaw 2P80 which accommodates development in the form of single detached, semi-detached and duplex dwellings with a maximum building height of 10 metres. The DC District includes a minimum lot width of 11 metres and a minimum lot size of 348 square metres.

The proposed R-C2 District accommodates existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings. The R-C2 District allows for a minimum lot width of 7.5 metres, a minimum lot area of 233 square metres, a maximum building height of 10 metres and the Secondary Suite as a permitted use. Besides the Secondary Suite use, the rules of the R-C2 District are effectively identical to those of the R-2 District.

Development and Site Design

If approved by Council, the rules of the proposed R-C2 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage, and parking.

Transportation

The subject site is located mid-block on a Residential class road, with less than 5,000 vehicle trips per day. The subject site has direct lane access. The current parking supply on the site is adequate for the proposed land use. The site is not currently within a Residential Parking zone, and there are no on-street parking restrictions on 31 Street SW or on the south side of 26 Avenue SW. No on-street parking is permitted on the north side of 26 Avenue SW as there is a bike lane.

The subject site is approximately 65 metres away from a bus stop on 26 Avenue SW, providing service through South Calgary, Mount Royal, Beltline, and the Downtown core.

Environmental Site Considerations

No environmental site concerns were identified.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available. Development servicing requirements would be reviewed at the development site servicing 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 builds on the principles of the IGP by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is identified as Developed – Inner City typology of the [Municipal Development Plan](#), which encourages redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. It also intends to deliver small and incremental benefits to climate resilience. This proposal aligns with the typology policy as it will effectively mirror the existing development rules for this parcel.

Climate Resilience Strategy (2018)

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

Killarney / Glengarry Area Redevelopment Plan (Statutory – 1986)

The subject site is identified as Conservation/Infill. This policy category provides for the form and density allowed under the R-2 District that the existing DC is based on and as described under Land Use Bylaw 2P80, which includes single-family detached, semi-detached, duplex and converted structures containing no more than two units. This policy is designed to retain a low density of dwelling units and the traditional home-built form while permitting infill development.

This proposal aligns with this policy as the rules of the R-C2 District under Land Use Bylaw 1P2007 are effectively identical to the R-2 District rules. The Secondary Suite use is not counted as a dwelling unit and therefore complies with this existing policy.

Westbrook Communities Local Area Plan (Under Development)

Administration is currently developing the [Westbrook Communities Local Area Plan](#) which includes Killarney and other surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *Westbrook Communities Local Area Plan* is anticipated to be finalized in Q4 2022.