

# Background and Planning Evaluation

## Background and Site Context

The approximately 0.06 hectare parcel is located in the southwest community of Killarney/Glengarry, on the southeast corner of 25 Avenue SW and 33 Street SW. The immediate area is characterized by low density residential development (single and semi-detached dwellings), with the R-C2 District as the primary land use surrounding the site.

The subject site has approximate dimensions of 15 metres by 36 metres. The laned parcel is currently developed with a single detached dwelling and a rear detached garage. Vehicular access to the detached garage is currently provided from 25 Avenue SW.

## Community Peak Population Table

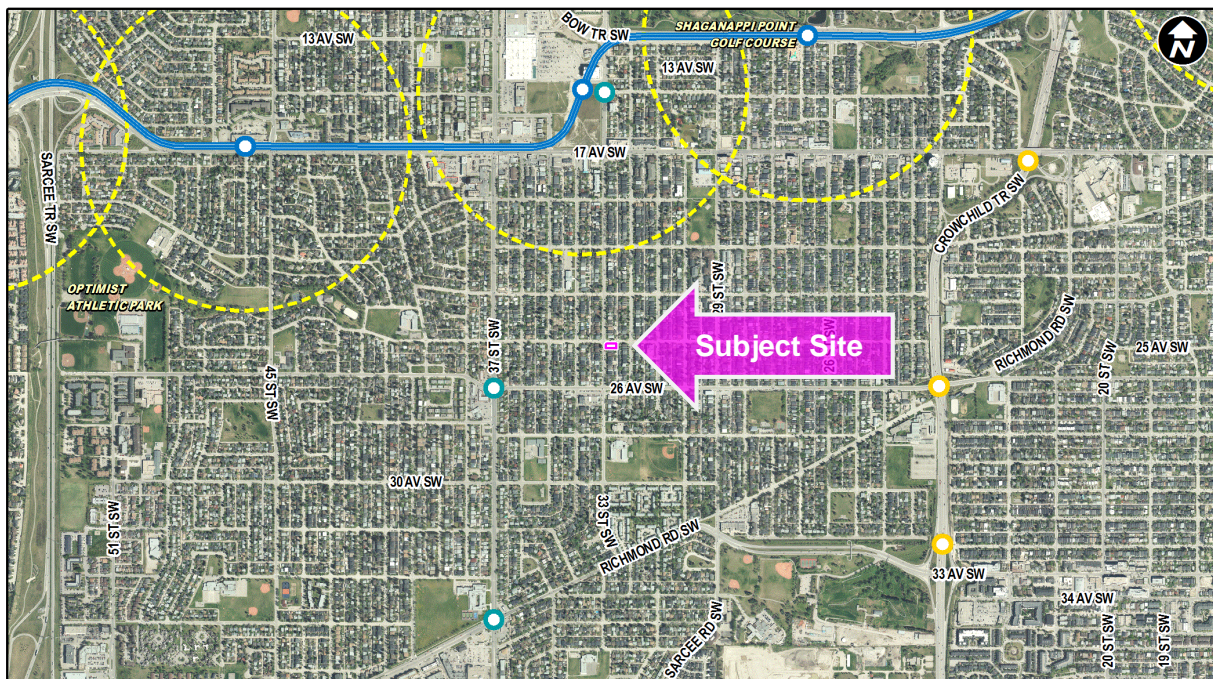
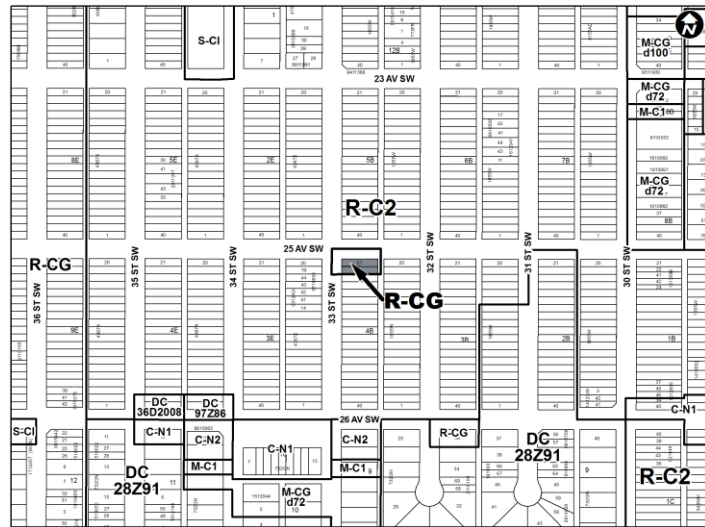
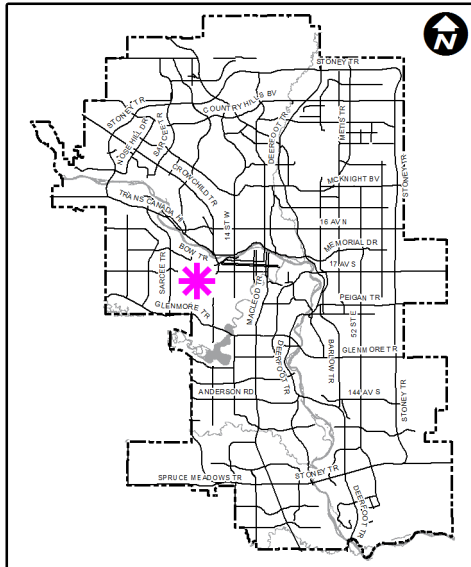
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

<b>Killarney/Glengarry</b>	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

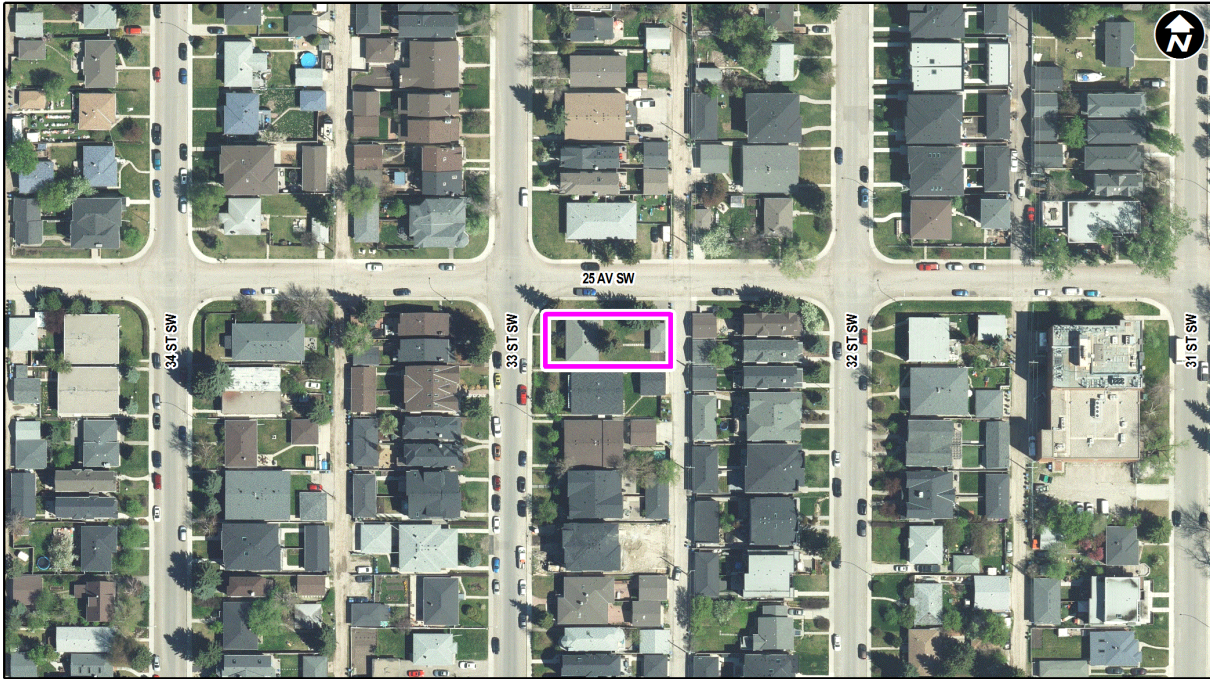
Source: *The City of Calgary 2019 Civic Census*

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 R-C2 District is a residential designation applied to developed areas that are primarily for single detached, semi-detached, and duplex homes, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two main dwelling units.

The proposed 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 (3 storeys) and a maximum density of 75 dwelling units per hectare. Based on parcel area, this would allow up to a maximum of four dwelling units on the site in rowhouse building form where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls subject to the rules of the R-CG District.

### **Development and Site Design**

If this application is approved by Council, the rules of the R-CG District and the applicable policies of the *Killarney/Glengarry ARP* will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Vehicular access to the site will be required to come from the rear lane.

Given the specific context of this corner site, additional items that have been considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both street frontages; and
- height, massing, parcel coverage, and privacy concerns in relation to the adjacent properties and the low-density development on the rest of the block.

### **Transportation**

Pedestrian and vehicular access is available from 25 Avenue SW and 33 Street SW as well as the rear lane. The site is located approximately 230 metres (3-minute walk) from a transit stop that provides access to Route 6 (Killarney/26 Av SW) which services the Downtown. On-street parking adjacent to the site is available along both 25 Avenue SW and 33 Street SW and is not regulated by the Calgary Parking Authority.

### **Environmental Site Considerations**

There are no known environmental concerns associated with the proposal and/or site at this time.

### **Utilities and Servicing**

Water, sanitary, and storm deep utilities are available to the site. Development servicing requirements have been determined during the development permit review for the concurrent application.

## **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 parcel is located within the Developed – Residential – 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 established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development 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 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](#).

**Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)**

This application aligns with the residential land use and development objective of the [Killarney/Glengarry ARP](#) of accommodating a variety of housing types while preserving the existing low-density residential character of the neighbourhood (Section 2.1.1).

A policy amendment to Map 2: Land Use Policy to re-classify the property as Low Density Townhousing is required to accommodate this application (Attachment 2).

**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.