

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Killarney/Glengarry, at the northwest corner of 28 Avenue SW and 34 Street SW. The parcel is approximately 0.07 hectares in size and consists of a single detached dwelling and detached garage with lane access. The property is relatively flat with no distinct change in grade.

The site is mostly surrounded by lands designated as Direct Control (DC) District that are developed with single and semi-detached dwellings. However, the adjoining site to the west of the site is designated Residential – Grade-Oriented Infill (R-CG) District and developed with a four-unit rowhouse building.

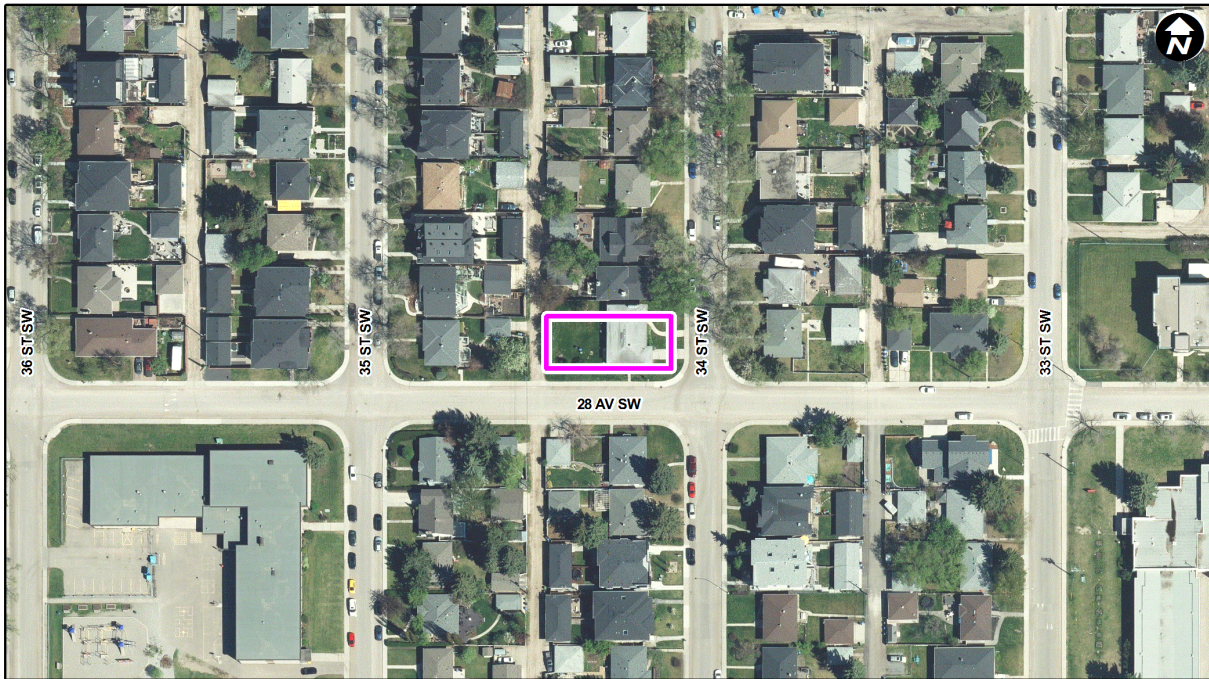
Community Peak Population Table

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently designated as a DC District ([Bylaw 29Z91](#)) which is intended to accommodate low density development in the form of single detached and semi-detached dwellings.

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 District allows for a maximum building height of 11 metres (3-storeys) and a maximum density of 75 units per hectare, which would enable up to five dwelling units on the subject land.

Secondary suites (one suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and do 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 proposed 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 street frontages; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

The subject site has an existing driveway on 34 Street SW that will be required to be closed and rehabilitated at the time of redevelopment, and all future vehicular site access is to come from the lane.

The subject site is approximately 275 metres (4-minute walk) to the west away from a Westbound/Eastbound bus stop that provides service through Glendale to a bus loop at Westhills shopping center, and through Killarney, to the Downtown core.

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 will be determined at the future development permit stages.

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)

A policy amendment to Map 2: Land Use Policy to re-classify the property as Low Density Townhousing would be required to accommodate this application (Attachment 5).

Notwithstanding the required amendment, this application aligns with the residential land use and development objectives of the [Killarney/Glengarry Area Redevelopment Plan](#) (ARP) of

accommodating a variety of housing types while preserving the existing low density residential character of the neighbourhood (Section 2.1.1).

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.