

Background and Planning Evaluation

Background and Site Context

The landowner has filed the subject application in order to legalize an existing secondary suite within the principal dwelling. The subject site is located in the community of Killarney/Glengarry, on 29 Street SW between 28 and 30 Avenue SW, north of Richmond Road. The parcel is approximately 0.06 hectares in size and is approximately 15 metres wide by 40 metres long. The site consists of a single detached dwelling and a detached garage with direct access from the lane. The property is relatively flat with no distinct changes in grade.

The surrounding area is characterized by a mix of single and semi-detached dwellings designated under a Direct Control District ([Bylaw 29Z91](#)) based on the Residential Low Density R-2 District guidelines from Land Use Bylaw 2P80, with areas of Residential – Contextual One Dwelling (R-C1) District and R-C2 District nearby.

Community Peak Population Table

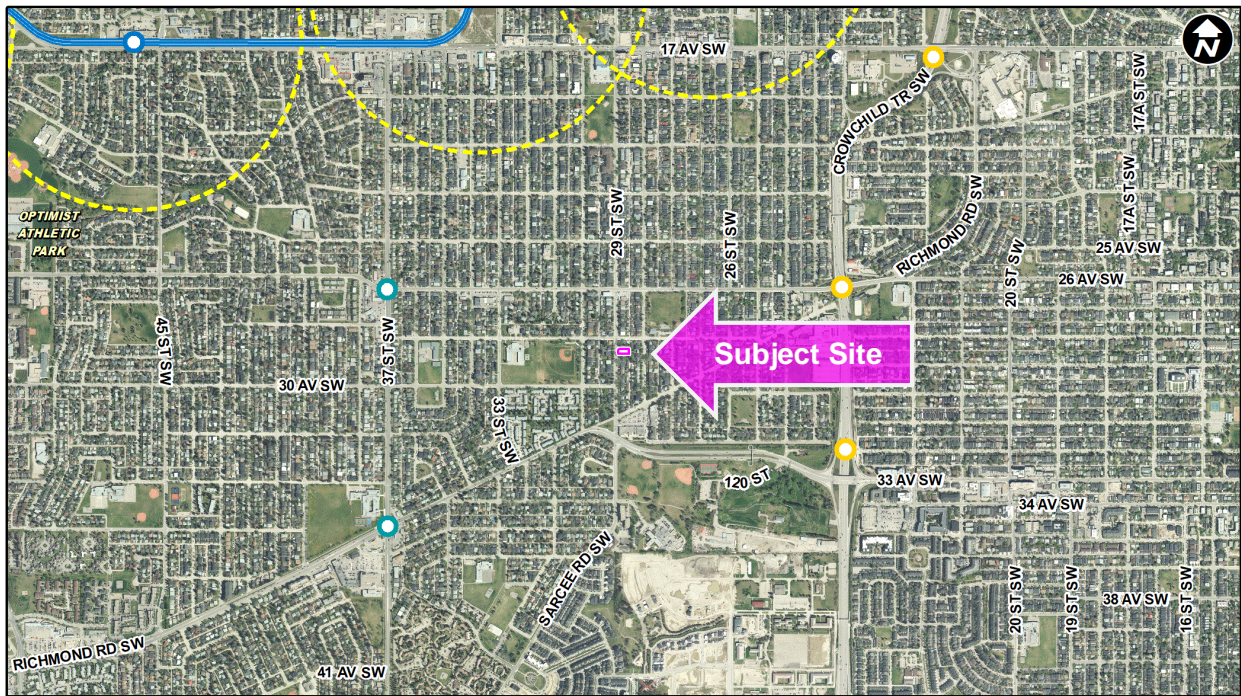
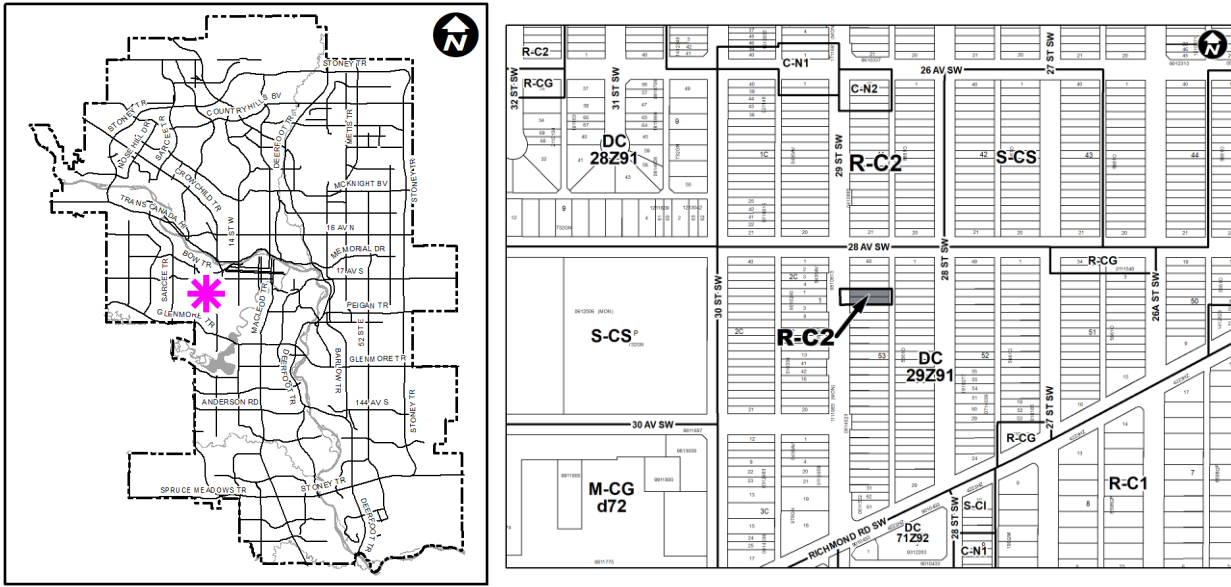
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

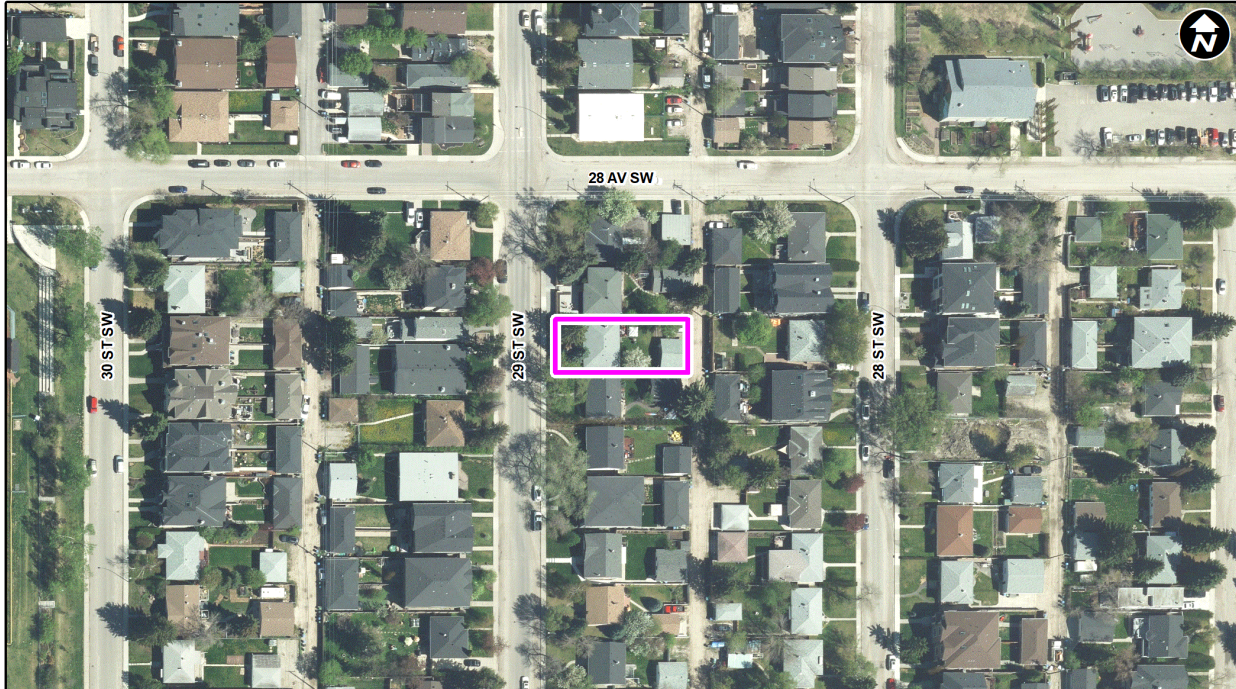
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0 %

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 29Z91](#)) is based on the R-2 Residential Low Density District in Land Use Bylaw 2P80, which accommodates single detached, semi-detached and duplex dwellings with a maximum building height of 10 metres. This 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, with 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 older 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 Collector class road, with less than 10,000 vehicle trips per day (average annual, pre-COVID 19). The subject site has direct lane access, the

current parking supply on site is adequate for the proposed land use, it is not currently within a Residential Parking zone, and on-street parking along 29 Street SW is permitted.

The subject site is approximately 100 metres (1-minute walk) away from a bus stop, Route 6 (Killarney/26 Av SW) on 26 Avenue SW, providing service through South Calgary, Mount Royal, Beltline, and the Downtown core.

Environmental Site Considerations

No environmental site conditions were identified.

Utilities and Servicing

Water, sanitary and storm deep utilities are available, as are waste and recycling services. Any 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 by establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is identified as Developed – Inner City typology in 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 future development approval stages.

Killarney/Glengarry Area Redevelopment Plan (Statutory– 1986)

The subject site is identified as Conservation/Infill in the [Killarney/Glengarry Area Redevelopment Plan](#). 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 the ARP 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](#) project which includes Killarney and other surrounding communities. Planning applications are being accepted for processing during the local area plan process. The Westbrook Communities Local Area Plan is anticipated to be finalized in Q4 2022.