

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 southwest corner of 25 Avenue SW and 34 Street SW. The immediate area is characterized by low density development (single and semi-detached dwellings), with the R-C2 District as the primary land use near the site.

Approximately two blocks to the west, the land use changes to a strip of land designated as R-CG District. Beyond that strip, along 37 Street SW, is the Multi-Residential – Contextual Low Profile (M-C1) District. These M-C1 parcels remain primarily as single and semi-detached dwellings, but are anticipated to redevelop over time, in keeping with the objectives of the [Main Streets initiative](#).

The subject site has approximate dimensions of 15 metres by 36.5 metres. The laned parcel is currently developed with a single detached dwelling and rear detached garage. Vehicular access to the detached garage is currently provided from 25 Avenue SW.

No development permit application has been submitted at this time.

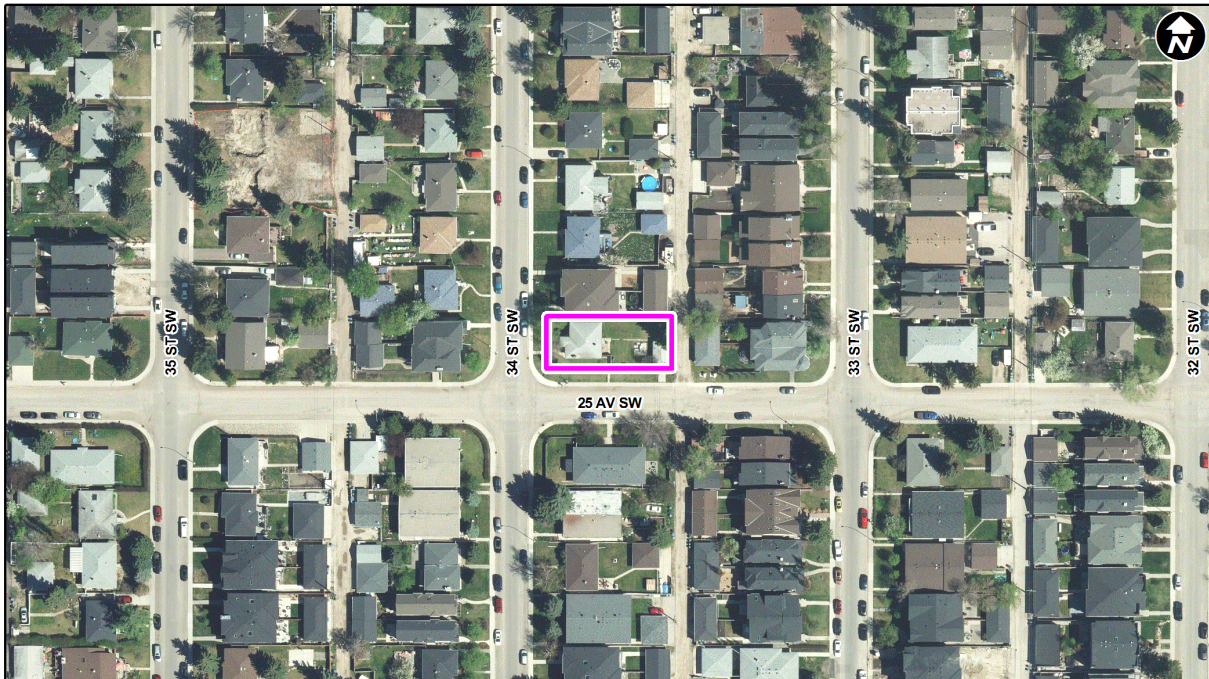
Community Peak Population Table

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 existing R-C2 District is a residential designation applied to developed areas that are primarily for single detached, semi-detached, and duplex homes. 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 (2 to 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 ARP would 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 will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 25 Avenue SW and 34 Street SW 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 access to the subject site is available from sidewalks along 25 Avenue SW and 34 Street SW, while vehicular access to the subject site is to come from the existing rear lane. The area is served by Calgary Transit with a Route 6 (Killarney/26 Av SW) transit stop located on 26 Avenue and 32 Street SW within approximately 350 metres (5-minute) walking distance of the site with service to Downtown. The site is approximately 450 metres (6-minute) walking distance to the MAX TEAL BRT along 37 Street SW. On street parking is currently permitted along 25 Avenue and 34 Street SW adjacent to the site.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site.

Utilities and Servicing

Water, sanitary, and storm mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a future development permit 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 and policy 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)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan; however, opportunities to align future development of this site with applicable climate resilience strategies may be explored and encouraged at the development review stage.

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.

This application aligns with the residential land use and development objective of the [Killarney/Glengarry Area Redevelopment Plan](#) 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.