

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the southwest community of Killarney/Glengarry at the northwest corner of 28 Avenue SW and 25A Street SW. The parcel is approximately 0.06 hectares (0.14 acres) in size, measuring approximately 15 metres wide by 38 metres deep. The laned parcel is currently developed with a single detached dwelling.

A mix of single and semi-detached residential buildings of one to two storeys form the general low-density residential character of the area. To the immediate east of the parcel across 25A Street SW is a three-storey, four-unit multi-residential building. Several corner parcels of nearby blocks along 28 Avenue SW and Richmond Road SW have also been redesignated to allow for rowhouse redevelopment.

Community Peak Population Table

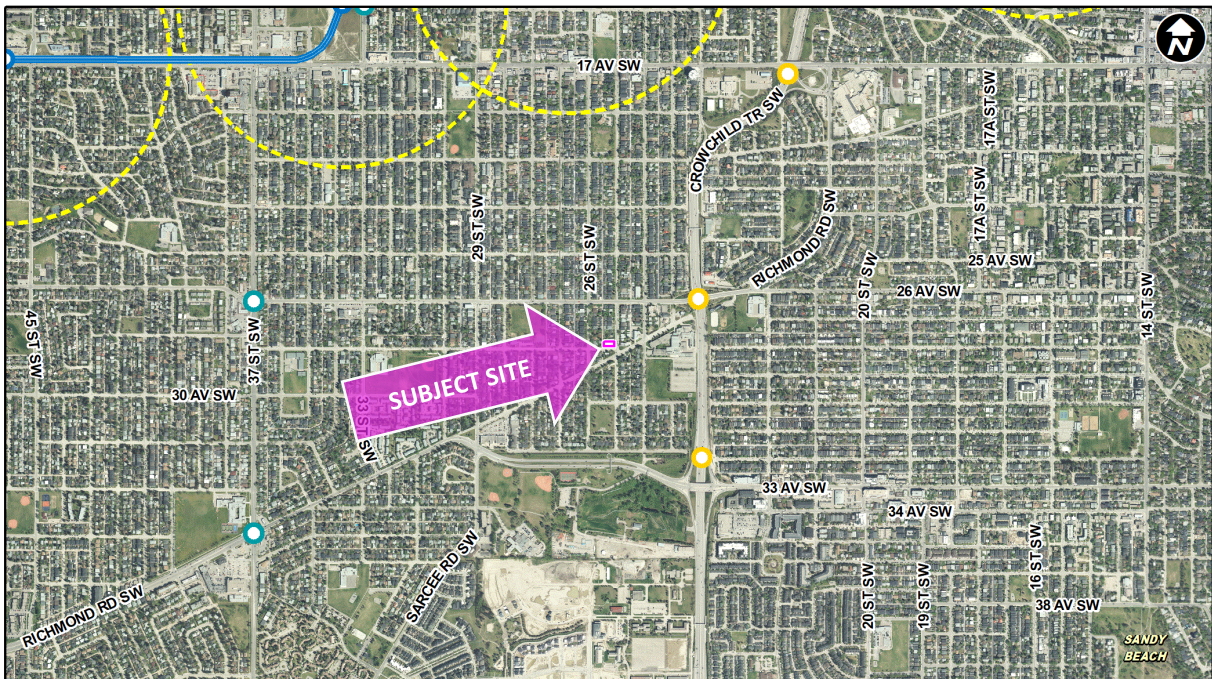
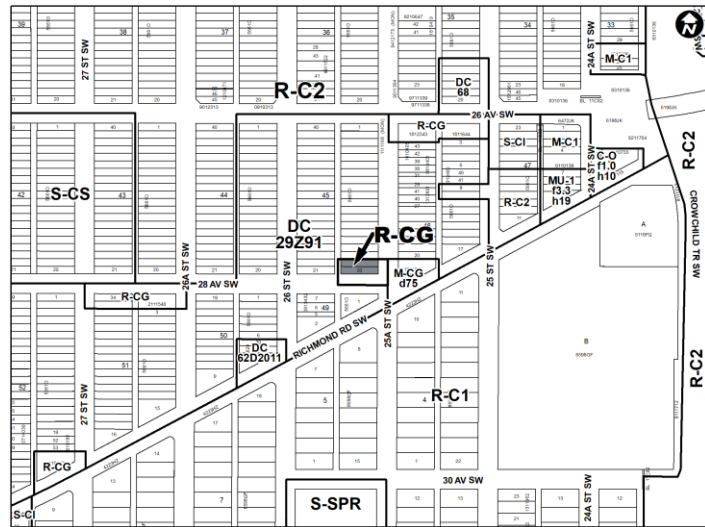
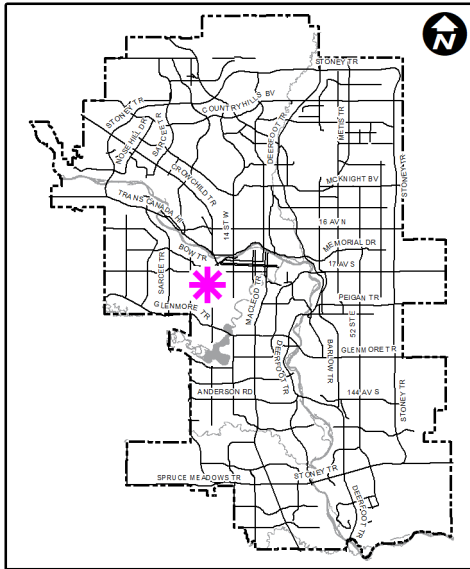
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

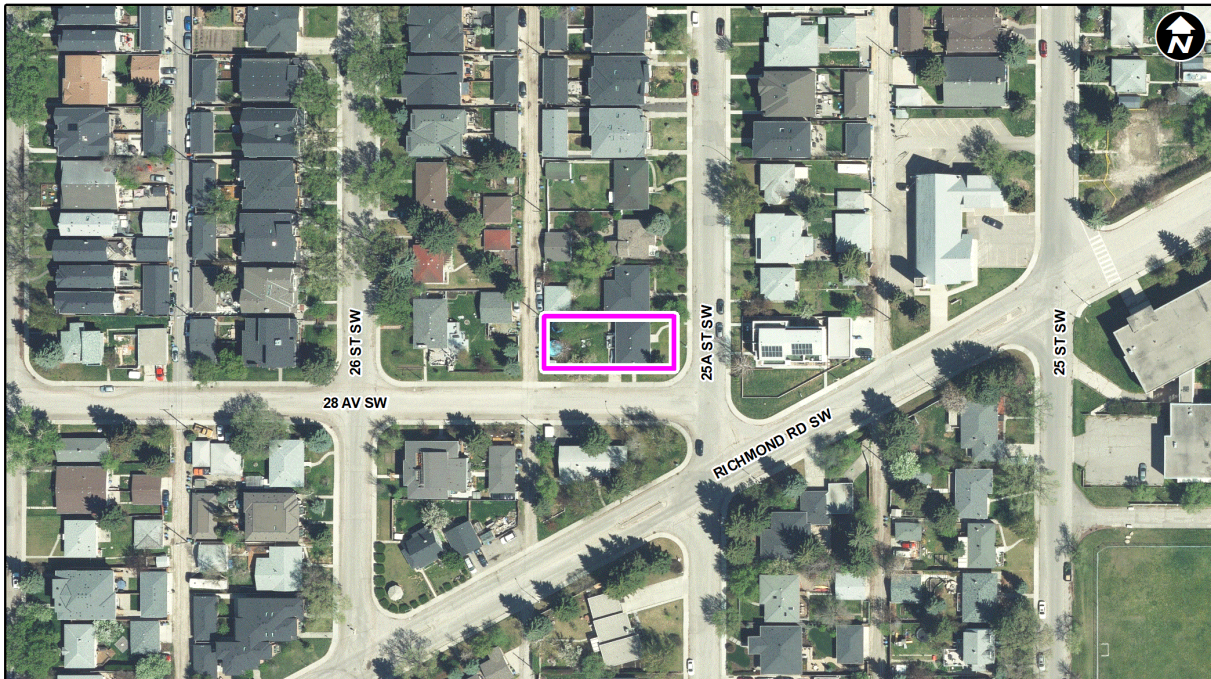
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 subject parcel is currently designated as a DC District ([Bylaw 29Z91](#)) for the purpose of accommodating low density development in the form of single detached and semi-detached dwellings. With this current designation, the subject parcel can accommodate one single detached dwelling with a maximum building height of 10 metres.

The proposed R-CG District allows for a broader 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 and a maximum density of 75 units per hectare. Based on the parcel area, this would allow up to four dwelling units on the subject parcel.

Secondary suites (one backyard suite per parcel or one 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 proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking.

For the specific context of this corner parcel, additional considerations through the development permit process would include, but are not limited to:

- ensuring engaging building frontage interface along both streets; and
- the mitigation of shadowing, overlooking, and privacy concerns to adjacent parcels.

Transportation

The subject parcel is located approximately 220 metres away from a westbound Route 6 (Killarney 26 Avenue) bus stop, and 280 metres (less than a five-minute walk) away from an eastbound Route 6 bus stop. The westbound route provides service through Killarney, Glendale, and on to the Westhills bus loop, which provides access to other bus routes. The eastbound route provides service through South Calgary, Mount Royal, Beltline, and on to the Downtown Core, and access to the LRT service that is Primary Transit.

The subject parcel is a corner lot, with rear lane access. It is located within the Residential parking zone “T” and there are currently one-hour parking restrictions on both 28 Avenue SW and 25A Street SW, from 08:00 to 21:00, Monday to Friday, and from 08:00 to 12:00 on Saturday.

There is an existing curb cut on 28 Avenue SW that would have to be closed and rehabilitated at the time of redevelopment. New vehicular access would be required to come from the lane. Parking would be provided at the time of development permit, and be required to meet all the required specifications and bylaw requirements for parking stall size, quantity, etc.

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 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)

This applicant had indicated that the proposed rowhouse building will have installation of solar PV panels for to address objectives of the [Climate Resilience Strategy](#).

Killarney/Glengarry Area Redevelopment Plan (Statutory– 1986)

The subject parcel is located within the Conservation / Infill area as identified on Map 2: Land Use Policy within the [Killarney/Glengarry Area Redevelopment Plan](#) (ARP). The Conservation/ Infill area is intended for low-density developments in the form of single detached, semi-detached, and duplex dwellings. To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Townhousing (Attachment 2).

Notwithstanding the required amendment, this application aligns with the residential land use and development objectives of the *Killarney/Glengarry ARP* for 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. The *Westbrook Communities Local Area Plan* is anticipated to be finalized in late 2022.