

# Background and Planning Evaluation

## Background and Site Context

The 0.06 hectare (0.14 acre) site is located in the southwest community of Killarney/Glengarry at the northeast corner of 26A Street SW and 28 Avenue SW. The site is approximately 15 metres wide by 38 metres long. The site is currently developed with a single detached dwelling and a detached garage in the rear yard accessible from 28 Avenue. There is a rear lane to the east of the parcel.

Surrounding land use to the south and east are predominantly designated as a Direct Control (DC) District (Bylaw 29Z91) and consist of a mix of single detached and semi-detached dwellings. The DC District is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80. The properties to the north and west are designated R-C2 District. There are two sites southwest of the subject parcel that are designated as R-CG District. Both sites have been developed with four-unit rowhouses on each parcel, and one rowhouse includes secondary suites.

## Community Peak Population Table

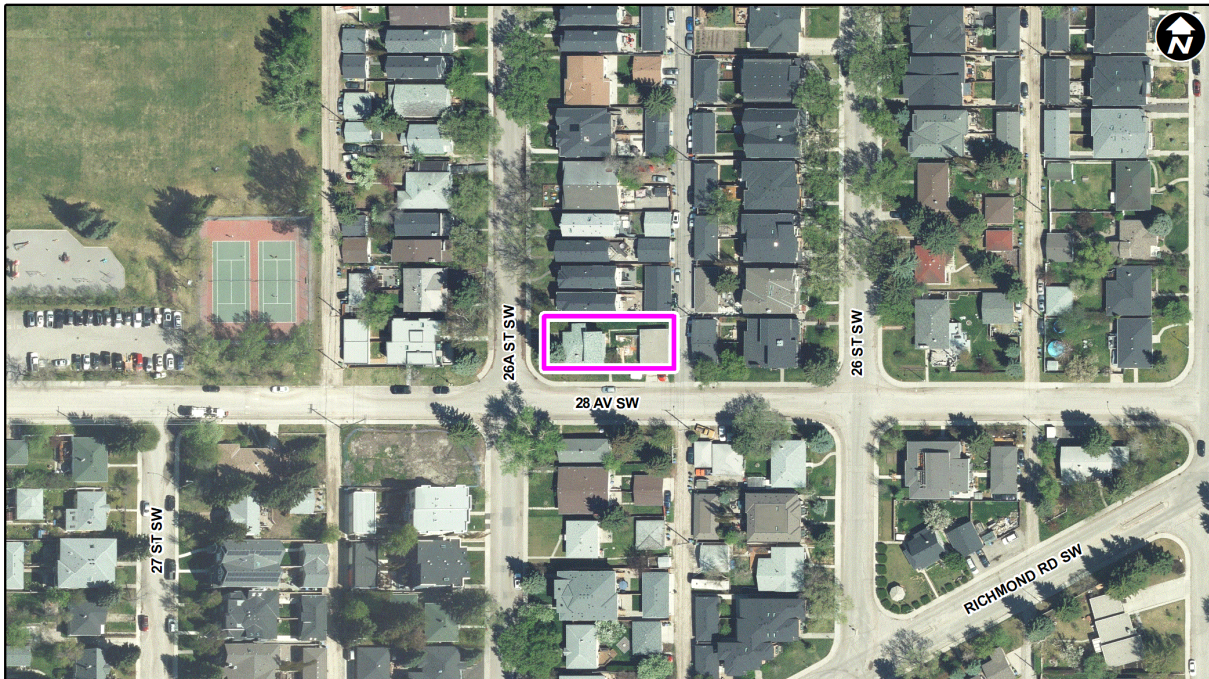
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

<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](#).





## Previous Council Direction

None.

## Planning Evaluation

The existing R-C2 District is a residential designation applied to developed areas that are primarily for single detached, semi-detached, and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. Secondary suites are a permitted use in the R-C2 District.

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 and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for a maximum of four dwelling units.

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 proposed R-CG District would provide guidance for the redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both street frontages;
- mitigating shadowing, overlooking, and privacy concerns;

- access and parking provisions; and
- opportunities to preserve mature vegetation.

### **Transportation**

Pedestrian access to the subject site is available from existing sidewalks along 28 Avenue SW and 26A 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 transit stop located on 26 Avenue and 26A Street SW within approximately 170 metres walking distance of the site with service to Downtown. The site is approximately 650 metres (8 minute) walking distance to the MAX Yellow BRT along Crowchild Trail SW.

On-street parking adjacent to the site is not regulated on 26A Street SW. Parking adjacent to the development on 28 Avenue SW is restricted to permit holders of Residential Parking Program (RPP) Zone T.

The subject site is well-served by cycling infrastructure, with existing bicycle lanes on 26 Avenue SW and on-street bikeways on 26 Street SW.

### **Environmental Site Considerations**

There are no known outstanding environmental concerns associated with the site.

### **Utilities and Servicing**

Water, storm, and sanitary 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 the 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 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 Residential – Developed – 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 inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighborhood context. The proposal is in keeping with relevant MDP policies as the proposed 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 the 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 (see Attachment 2).

**Westbrook Communities Local Area Plan (Ongoing)**

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 Fall 2022.