

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 southeast corner of 26 Street SW and 26 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 parking pad in the rear yard accessible from the rear lane to the east.

Surrounding land use to the south, east, and west are predominantly DC District (Bylaw 29Z91) consisting of a mix of single detached and semi-detached dwellings. The DC District is based on the R-2 Residential Low Density District under Land Use Bylaw 2P80. The properties to the north are designated Residential – Contextual One / Two Dwelling (R-C2) District. There are several lots designated as Residential – Grade-Oriented Infill (R-CG) District along 26 Avenue SW, including two parcels just east of the subject parcel.

Community Peak Population Table

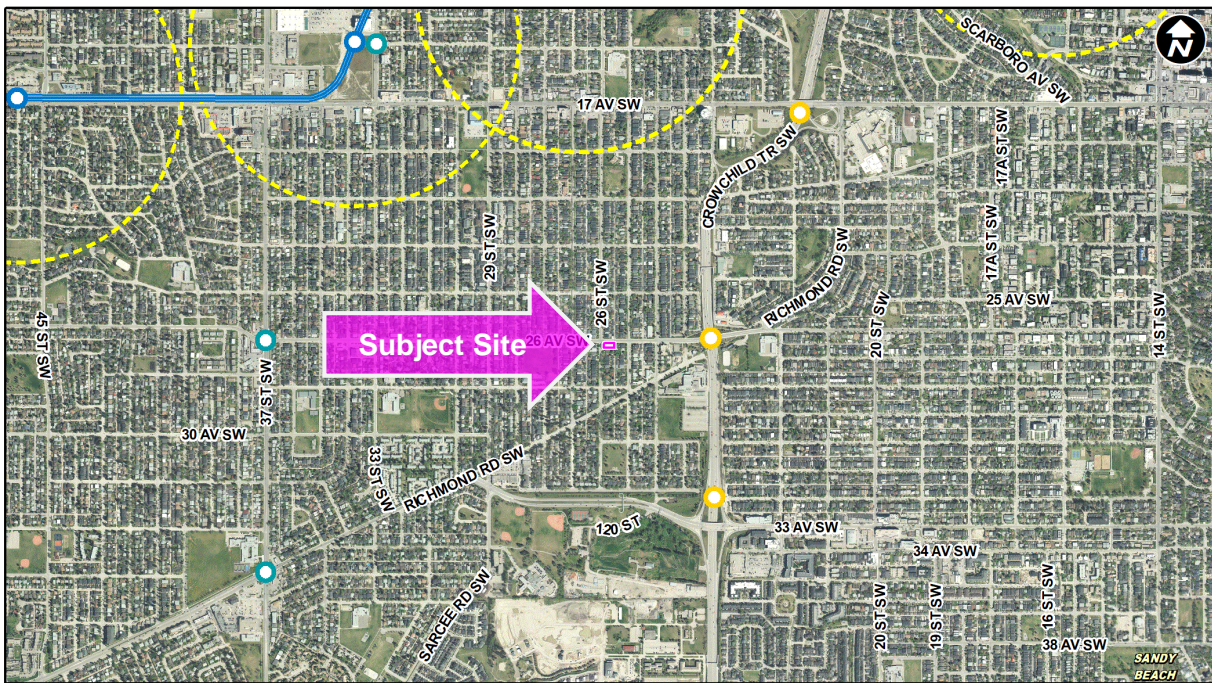
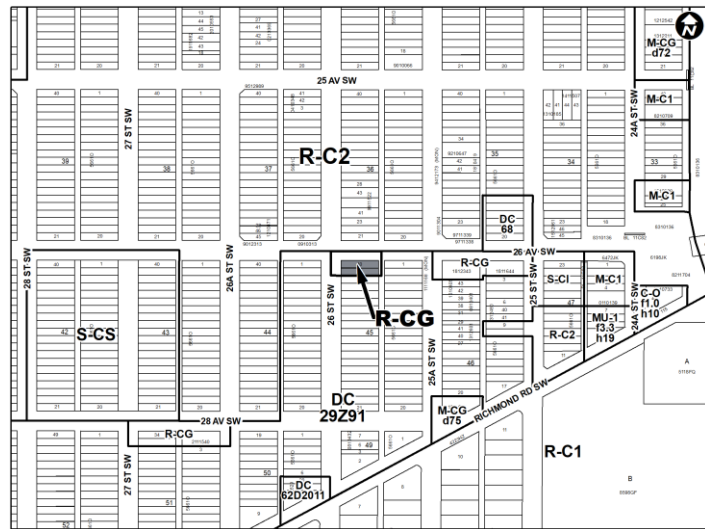
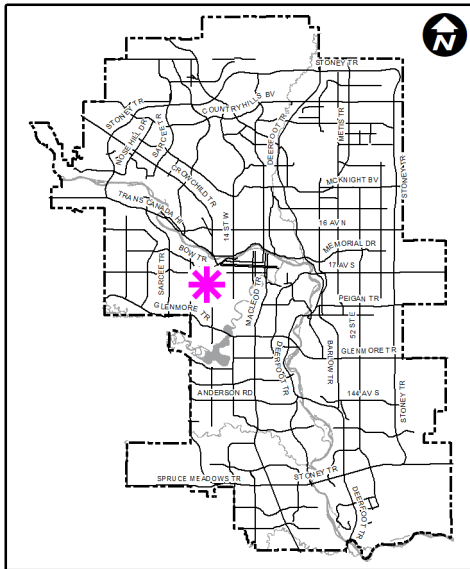
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

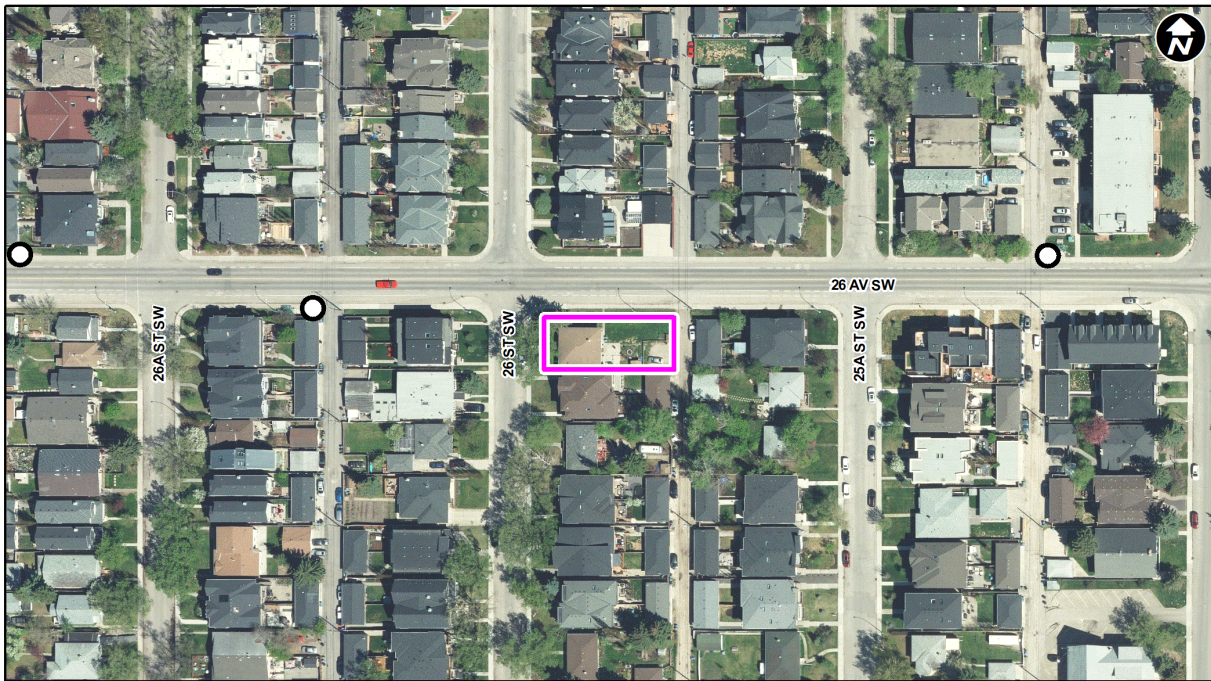
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 primarily for low-density residential and is based on the R-2 District of Land Use Bylaw 2P80. This DC District allows for larger parcels and lot widths than the standard requirements in the R-2 District. The R-2 District allows for single detached, semi-detached, duplex dwellings, with a maximum building height of 10 metres and a maximum of two 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 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 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 would provide guidance for the future 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 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

Pedestrian and vehicular access is available from 26 Street SW, 26 Avenue SW, both of which are classified as residential streets, and the rear lane. The area is served by Calgary Transit Route 6 with bus stops located within 60 metres (one-minute walk) from the development. Route 6 provides transit service approximately every 30 minutes during peak hours.

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 and 29 Street SW.

On-street parking adjacent to the site is not regulated on 26 Street SW, however no parking is allowed on 26 Avenue 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 and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a 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 (Attachment 2).

Westbrook Communities Local Area Plan (Ongoing)

The Westbrook Communities Local Area Plan 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.