

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 21 Avenue SW and 35 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 form the general low-density residential character of the area. Several corner parcels of nearby blocks have either been redesignated to Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouse redevelopment, or have already been redeveloped into rowhouses.

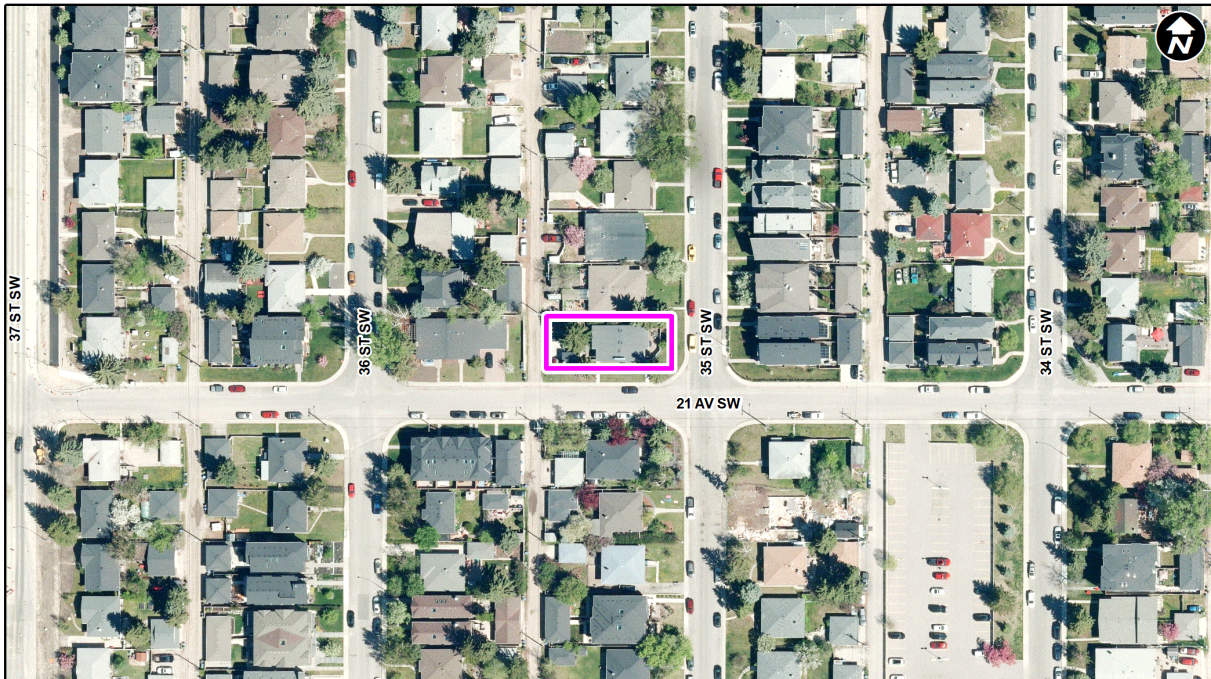
Community Peak Population Table

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 subject parcel is currently designated Residential – Contextual One / Two Dwelling (R-C2) District for the purpose of accommodating low-density, contextually appropriate development. With this current designation, the subject parcel can accommodate one single detached, semi-detached or duplex dwelling, with a maximum building height of 10 metres.

The proposed R-CG District allows for the additional housing form of rowhouses. The R-CG 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 primary dwelling units on the subject parcel.

Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are not counted towards the allowable density and may or may not require dedicated motor vehicle parking stalls, according 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 guide future development of the site, including appropriate uses, building massing, height, landscaping and parking.

In the context of this specific parcel, additional factors to be considered through the development permit application process could include, but are not limited to:

- Building interface along 35 Street SW and 21 Avenue SW; and
- Mitigation of overlooking, shadowing and privacy concerns for adjacent parcels.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 21 Avenue SW and 35 Street SW, and vehicular access to the site is from the existing rear lane. On-street parking adjacent to the site is not regulated.

The site is well served by cycling infrastructure, with 37 Street SW (enhanced through the Main Streets Initiative) only 150 metres (a two-minute walk) to the west, and 17 Avenue SW is 320 metres (two blocks, a five-minute walk) to the north. Both 37 Street SW and 17 Avenue SW are classified as Neighbourhood Boulevards with multiple transit routes available in all directions. The Westbrook LRT Station is approximately 500 metres (eight-minute walk) to the north.

Environmental Site Considerations

There are no known 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 and stormwater management will be considered and reviewed as part of the development permit application process.

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 by 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 neighbourhood context.

This 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 generally 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 in the ARP is required to change the land use category of the subject site from “Conservation/ Infill” to “Low Density Townhousing” (see Attachment 2). This land-use change aligns with the ARP’s primary objective for residential development: “To accommodate a variety of housing types while preserving the existing low density residential character of the neighbourhood.” The ARP describes Townhouses as offering “the opportunity for higher density development while requiring a built form more compatible with the existing low density development than apartment development.”

Westbrook Communities Local Area Plan (Ongoing)

The *Killarney/Glengarry Area Redevelopment 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 Area Plan process. The Westbrook Communities Local Area Plan is anticipated to be finalized in late 2022.