

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry, mid-block on the west side of 26 Street SW, south of 26 Avenue SW. The parcel is approximately 0.06 hectares (0.14 acres) in size with dimensions of 15 metres wide by 38 metres deep. The site is currently developed with a single detached dwelling with a rear detached garage and driveway accessing 26 Street SW.

Surrounding land use to the south and east are predominantly designated as Direct Control (DC) District ([Bylaw 29Z91](#)) and development consists of a mix of single detached and semi-detached dwellings. The DC District is based on the former R-2 Residential Low Density District under Land Use Bylaw 2P80. The properties to the north and across the lane to the west are designated R-C2 District.

## Community Peak Population Table

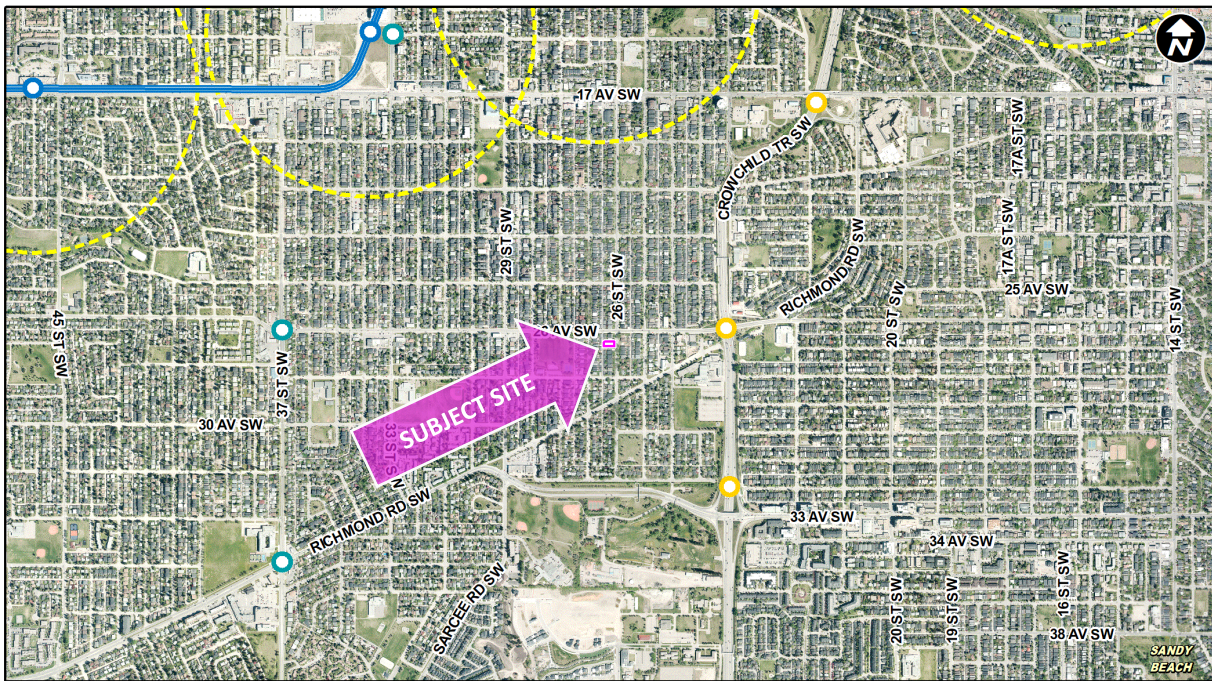
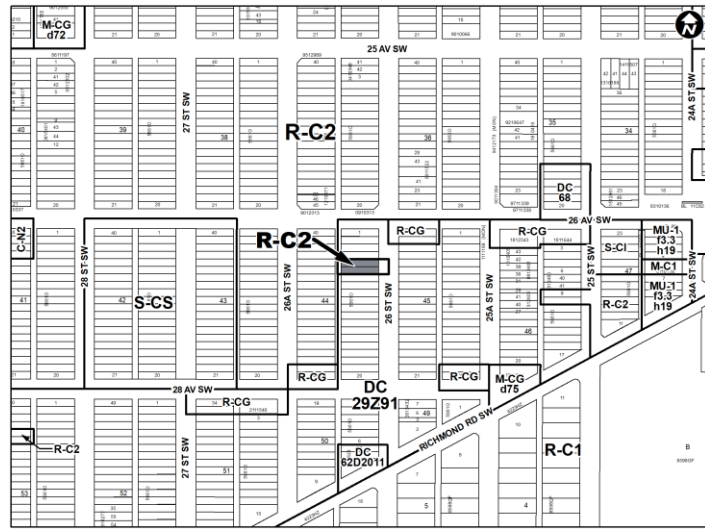
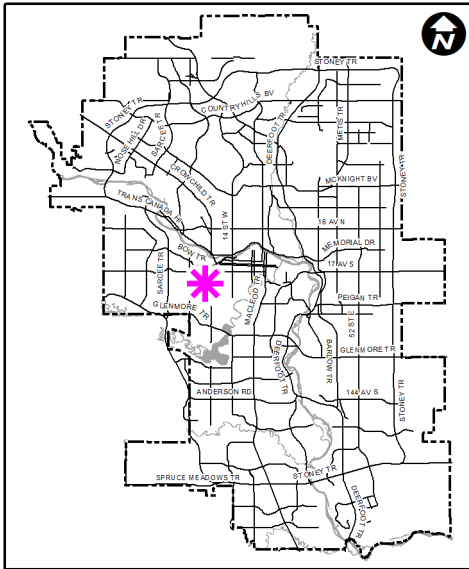
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

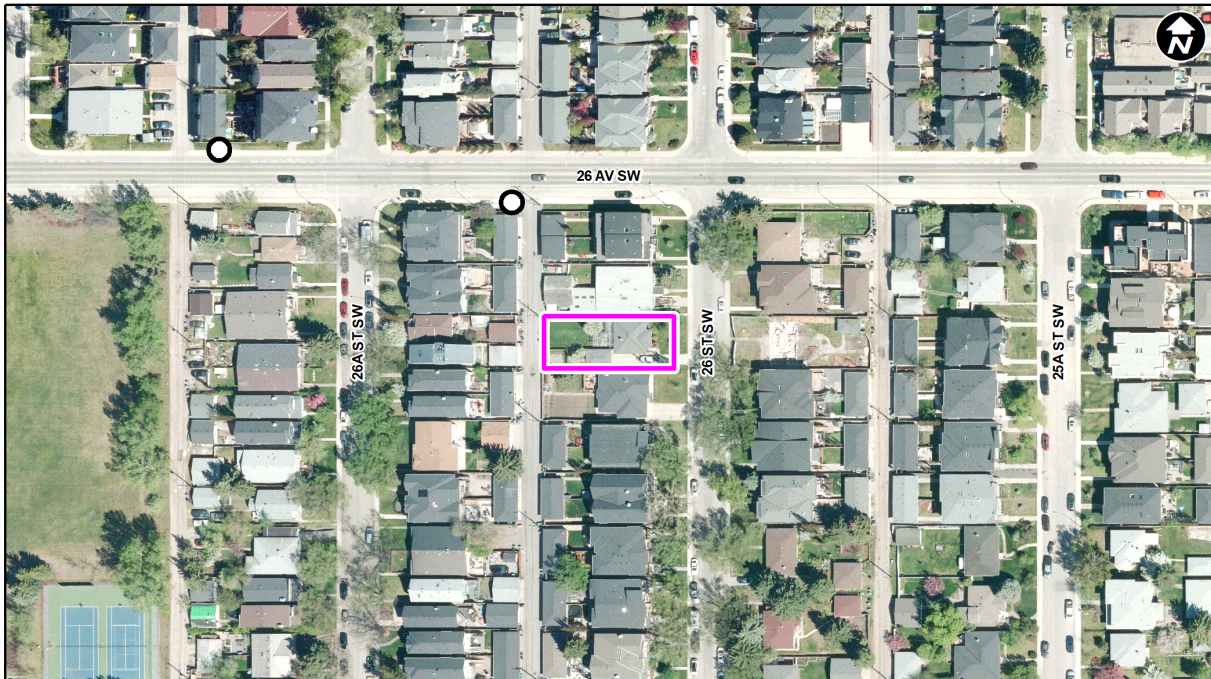
<b>Killarney/Glengarry</b>	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0 %

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Killarney/Glengarry Community Profile](#).

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing DC District is based on the R-2 Residential Low Density District from Land Use Bylaw 2P80, which accommodates single detached, semi-detached and duplex dwellings with a maximum building height of 10 metres.

The proposed R-C2 District accommodates existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings. The R-C2 District allows a maximum building height of 10 metres and a maximum density of two primary dwelling units. Secondary Suites (one backyard suite per parcel or one secondary suite per dwelling unit) are a permitted use and do not count towards the allowable density.

### Development and Site Design

If approved by Council, the rules of the proposed R-C2 District would provide guidance for the development of the site including appropriate uses, building height and massing, landscaping, parcel coverage and parking.

## Transportation

Pedestrian access to the subject site is available from existing sidewalks along 26 Street SW while vehicular access to the subject site is to come from both the existing rear lane and the existing driveway off 26 Street SW. The area is served by Calgary Transit with a Route 6 (Killarney/26 Avenue SW) transit stop located on 26 Avenue and 26A Street SW within approximately 190 metres (a two-minute walk) of the site with service to Downtown.

Adjacent on-street parking on 26 Street SW is restricted to 1 hour parking on weekdays and Saturday mornings.

## Environmental Site Considerations

No environmental concerns were identified.

## Utilities and Servicing

Water, storm, and sanitary deep utilities are available. Development servicing requirements will be determined as part of the development permit review and approval 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 amendment builds on the principles of the IGP by means of promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### Municipal Development Plan (Statutory – 2009)

The subject site is identified as Developed Residential – Inner City typology in the [Municipal Development Plan](#) (MDP) which encourages redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit.

### 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 site is identified as Conservation/Infill in the [Killarney/Glengarry Area Redevelopment Plan](#) (ARP). This policy category provides for single detached, semi-detached, duplex and other dwellings containing no more than two units, and is designed to retain a low density and traditional built form while permitting infill development. This proposal aligns with the ARP as the rules of the R-C2 District under Land Use Bylaw 1P2007 are similar to the R-2 District rules.

**Westbrook Communities Local Area Plan (under development)**

The *Killarney/Glengarry Area Redevelopment Plan* is under review as Administration is currently developing the [Westbrook Communities Local Area Plan](#) project which includes Killarney and other 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 Q4 2022.