

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry at the southwest corner of 28 Avenue SW and 26 Street SW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 38 metres deep. The laned parcel is currently developed with a single detached dwelling.

Surrounding land to the north, south, east and west is designated as Direct Control (DC) District (Bylaw 29Z91) with development consisting of a mix of single detached and semi-detached dwellings. To the east of the parcel across 25A Street SW is a three-storey, four-unit multi-residential building. Several nearby corner parcels along 28 Avenue SW and Richmond Road SW have also been redesignated to the R-CG District to allow for rowhouse developments.

Community Peak Population Table

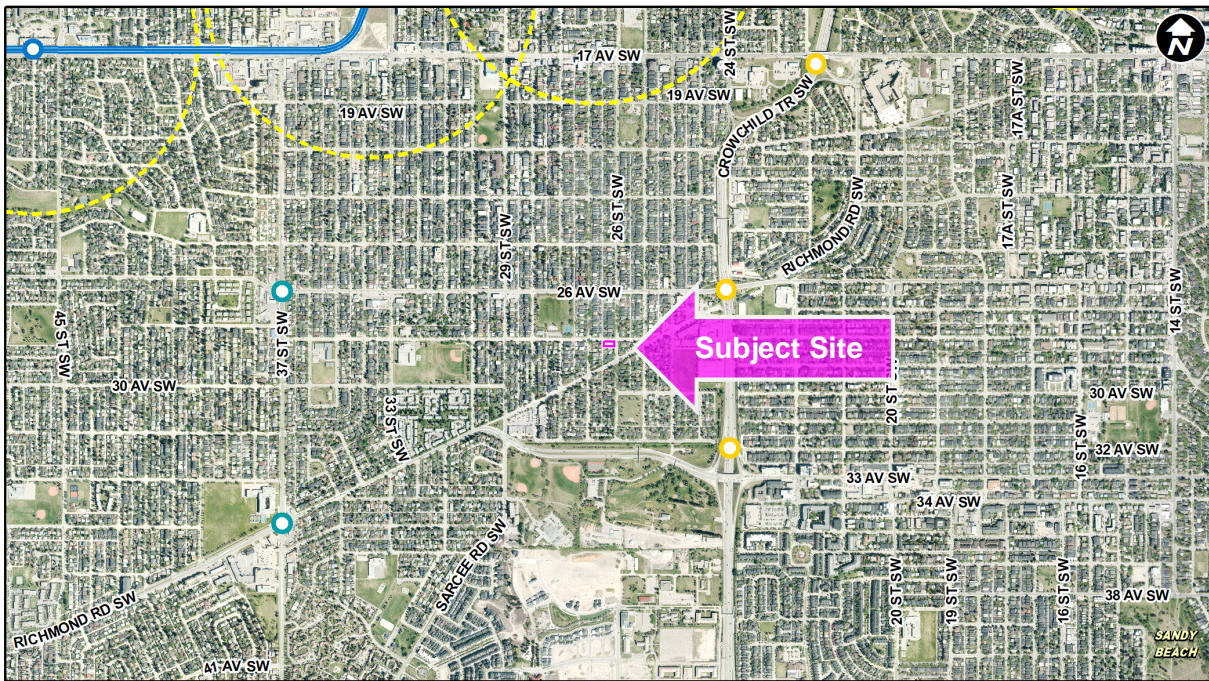
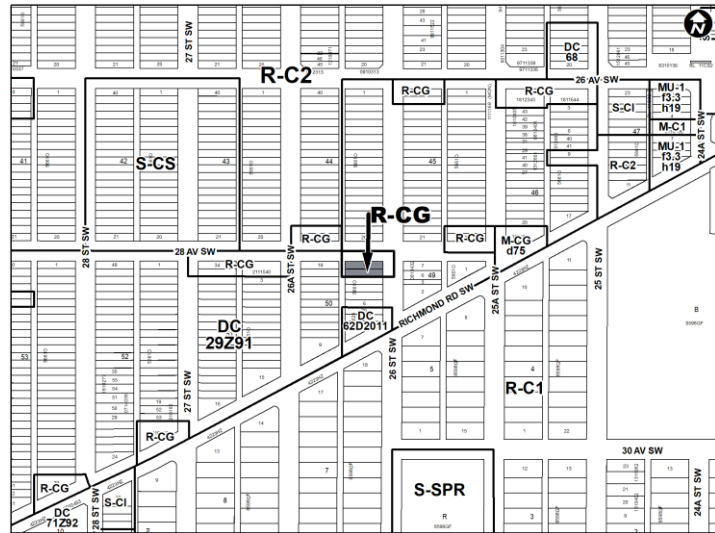
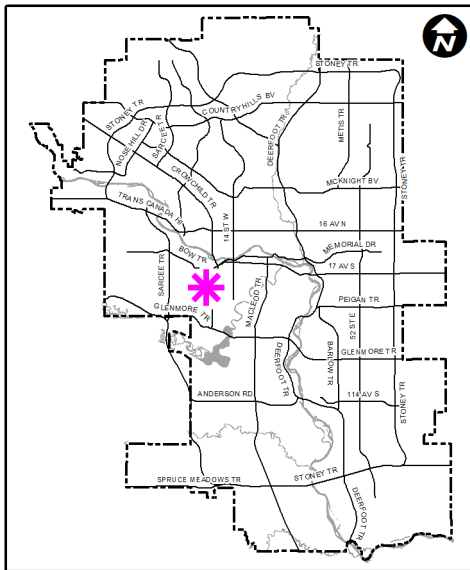
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

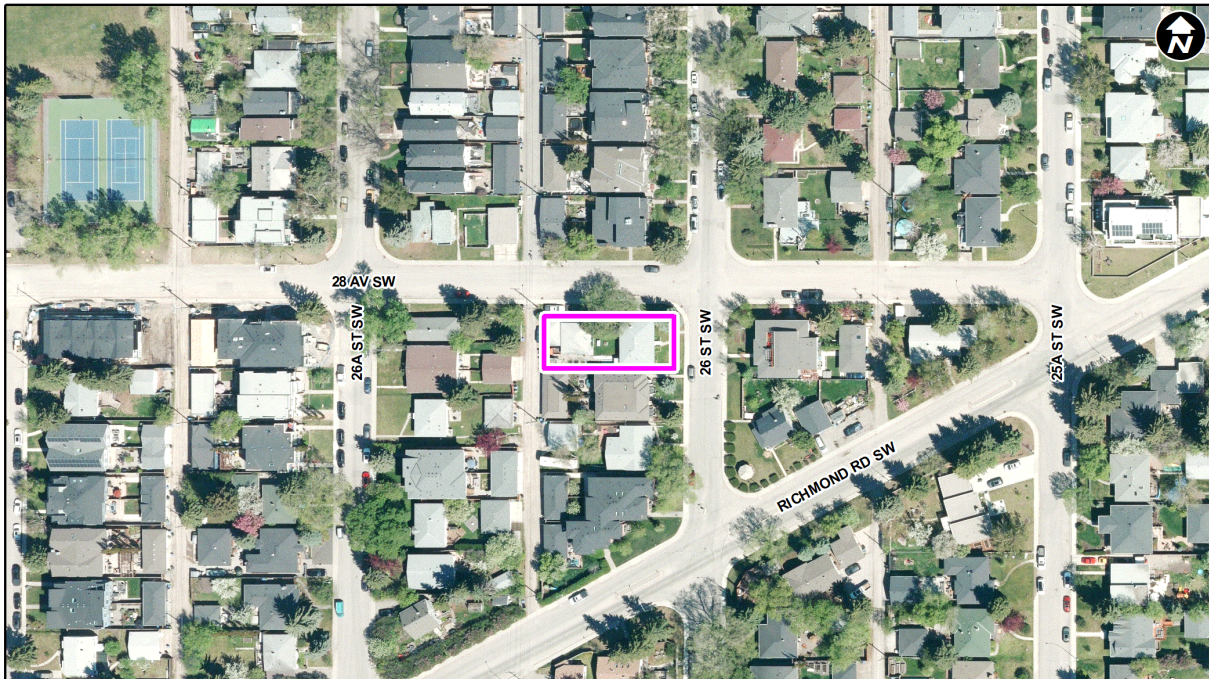
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0 %

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 Direct Control (DC) District ([Bylaw 29Z91](#)) based on the R-2 Residential Low Density District of Land Use Bylaw 2P80. The purpose of the district is to accommodate low-density development on larger parcels. The DC District allows for single detached, semi-detached and duplex dwellings 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 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 dwelling units on the subject site. Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are also allowed in the R-CG District. The subject parcel would require one parking stall per suite as the site location does not meet the rules of Section 546(2) of the Land Use Bylaw.

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.

As this is corner parcel, factors to be considered through any future development permit application would include, but are not limited to:

- ensuring an engaging building frontage interface along both streets; and

- mitigating shadowing, overlooking and privacy concerns with adjacent parcels.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 28 Avenue SW and 26 Street SW while vehicular access to the subject site is available from the existing rear lane. The area is served by Calgary Transit with a Route 6 (Killarney/26 Ave SW) bus stop located on 26 Avenue SW approximately 190 metres (a three-minute walk) to the north of the site with service to Downtown. The site is approximately 600 metres (an eight-minute walk) from the MAX Yellow BRT route along Crowchild Trail SW. 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. On-street parking on 26 Street SW is presently controlled by a one-hour restriction during peak times along the subject site. Parking adjacent to the development on 28 Avenue SW is restricted to permit holders of Residential Parking Program (RPP) Zone 'T'. All parking provisions will be further reviewed at the time of future development permit applications.

Environmental Site Considerations

There are no known environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Public water, sanitary and storm deep utilities are available. Servicing requirements will be determined at the time of redevelopment to the satisfaction of the Development Authority.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP 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 Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this

site with applicable climate strategies will be explored and encouraged at future development permit stages.

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 in 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 from Conservation/Infill to Low Density Townhousing (Attachment 2).

Notwithstanding the required amendment, this application aligns with the residential land use and development objectives of the 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

Administration is currently developing the [Westbrook Communities Local Area Plan](#) project which includes Killarney/Glengarry and other surrounding communities. Planning applications are being accepted for processing during the local area plan process. The proposed land use is in alignment with the applicable urban form category and building scale modifier found in the draft Westbrook Communities Local Area Plan. The Westbrook Communities Local Area Plan is anticipated to be finalized in Q1 2023.