

Background and Planning Evaluation

Background and Site Context

The subject site is situated within the inner-city community of Killarney/Glengarry, at the southwest corner of 32 Street SW and 21 Avenue SW. The site is approximately 0.06 hectares in area, has dimensions of approximately 37 metres deep by 15 metres wide and is accessed via the rear lane. Development in the area consists of a variety of grade-oriented residential forms including single detached, semi-detached and rowhouse buildings. The site is two blocks south of the 17 Avenue SW Main Street and Primary Transit Network and is well served by transit. The site is 400 metres southwest of the Killarney Aquatic and Recreation Centre. There is currently a single detached building and detached garage on the site.

Community Peak Population Table

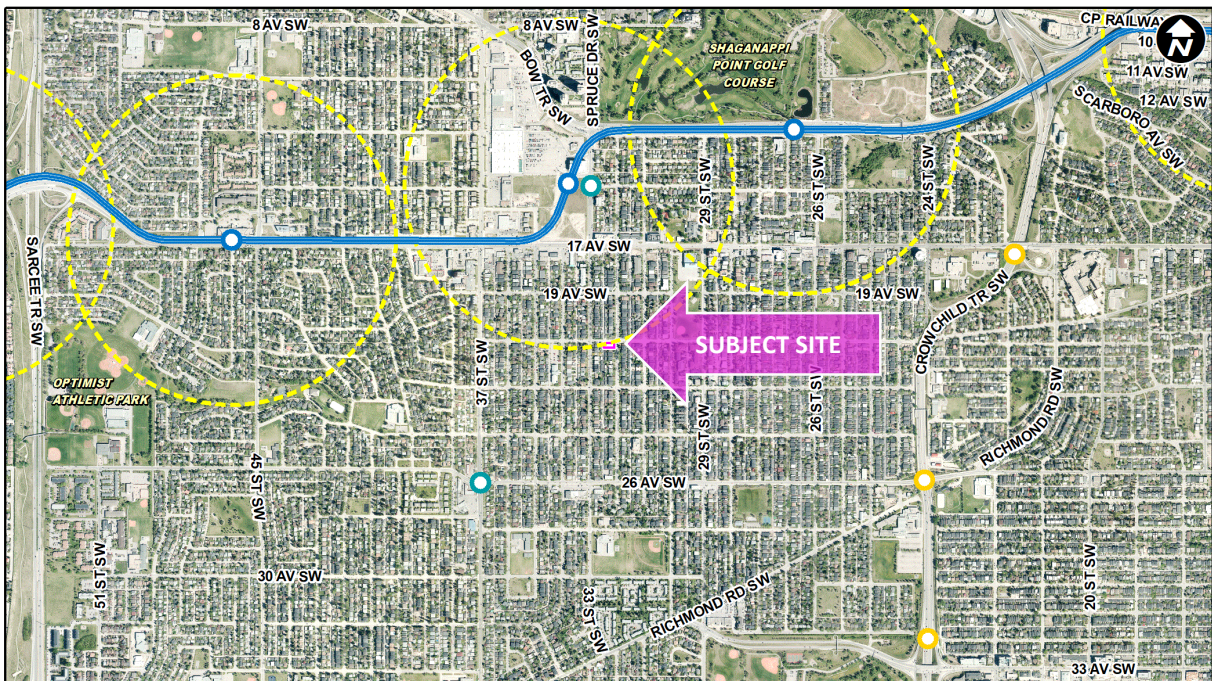
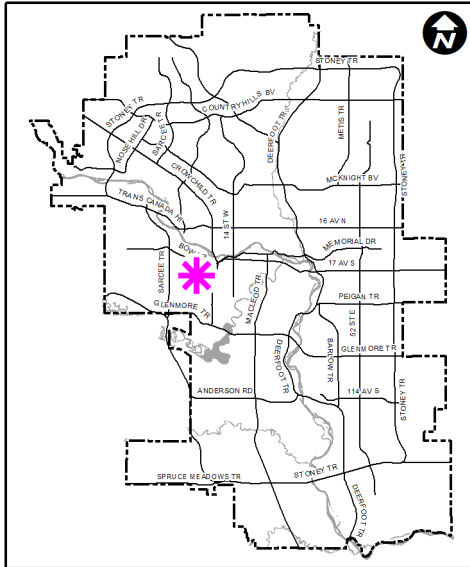
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

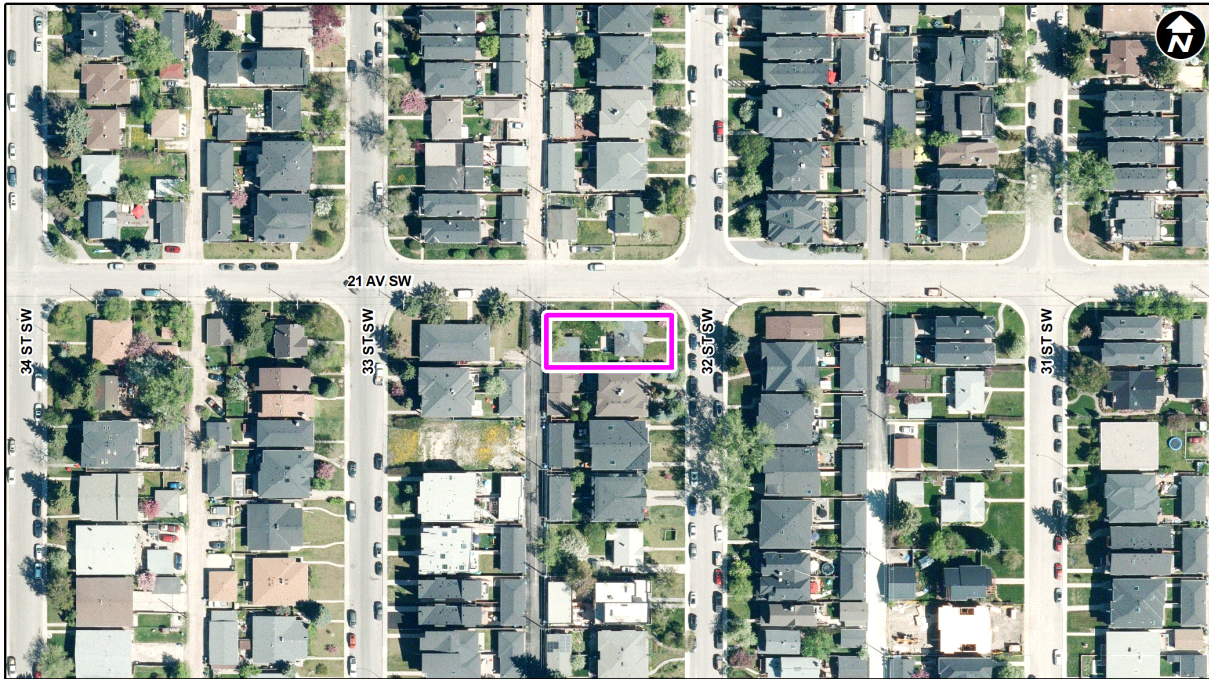
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

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 Residential – Contextual One / Two Dwelling (R-C2) District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings in the developed area. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units per parcel. Secondary suites are allowed uses in the R-C2 District.

In addition to the residential uses allowed in the R-C2 District, the proposed R-CG District allows for the additional low-density housing form of 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 parcel area, this would allow up to four dwelling units on the subject site.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The subject parcel may not require parking stalls for secondary suites as the site is located within 600 metres of an existing LRT station. Parking requirements will be determined at the development permit stage and will be reviewed for compliance with all the rules of Section 546(2) of the Land Use Bylaw.

Development and Site Design

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

- improving the pedestrian experience through permeability (windows), high-quality façade materials, building articulation and contextual setbacks;
- strong connections between the development and the public sidewalk;
- site access via the lane – maintaining a sidewalk uninterrupted by additional curb cuts for front-facing garages;
- development that is respectful to the adjacent single detached residential building to the south (avoiding overlook issues); and
- provision of adequate landscaping and amenity space on the site.

Transportation

Pedestrian access to the site is available via 32 Street SW and 21 Avenue SW. Bus stops for Route 2 (Mount Pleasant/Killarney 17 AV SW) are located two blocks north on 17 Avenue SW, providing access to the Primary Transit Network. Street parking is available along both 32 Street SW and 21 Avenue SW and vehicular access to the site is via the lane.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future 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 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 site is located within the Developed – Residential – Inner City area as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP encourages modest intensification of the Inner City area including parcel-by-parcel intensification. The MDP states that sites within the Inner City area may intensify, particularly in transition zones adjacent to areas designated for higher density (e.g., Neighbourhood Main Streets), or if the intensification is consistent and compatible with the existing character of the neighbourhood.

The proposal aligns with relevant MDP policies as the site is located two blocks south of the 17 Avenue SW Main Street and provides a modest increase in density in a form that is sensitive to adjacent residential development.

The application aligns with MDP Section 2.2 “Shaping a More Compact Form”, which encourages redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit.

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 subsequent development approval stages.

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the ‘Conservation/ Infill’ policy area of the [Killarney/Glengarry Area Redevelopment Plan](#) (ARP) as identified on Figure 2: Land Use Policy. To accommodate the proposed R-CG District, a minor amendment to Figure 2 is required to change the land use policy area of the subject parcel from ‘Conservation/ Infill’ to ‘Low Density Townhousing’.

Notwithstanding the required amendment, this application aligns with the goals of the *Killarney/Glengarry ARP*. An objective of the *Killarney/Glengarry ARP* is to accommodate a variety of housing types while preserving the existing low-density residential character of the community. Located two blocks south of the 17 Avenue SW Main Street and Primary Transit Network and within 400 metres of the Killarney Aquatic and Recreation Centre, the proposed land use redesignation would enhance this amenity-rich area while also respecting the existing context.

Westbrook Communities Local Area Planning Project

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 planning 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.