

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry, at the northwest corner of 30 Street SW and 25 Avenue SW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 36 metres deep. The laned parcel is currently developed with a single detached dwelling and a two-car detached garage.

Surrounding land uses to the north, south and west consists of a mix of single detached and semi-detached dwellings. To the east, across 30 Street SW, parcels are designated Multi-Residential - Contextual Grade-Oriented (M-CG) District with a density modifier of 72 units per hectare. The area is served by Calgary Transit, with a Route 6 transit stop located on 26 Avenue SW within approximately 185 metres walking distance of the site.

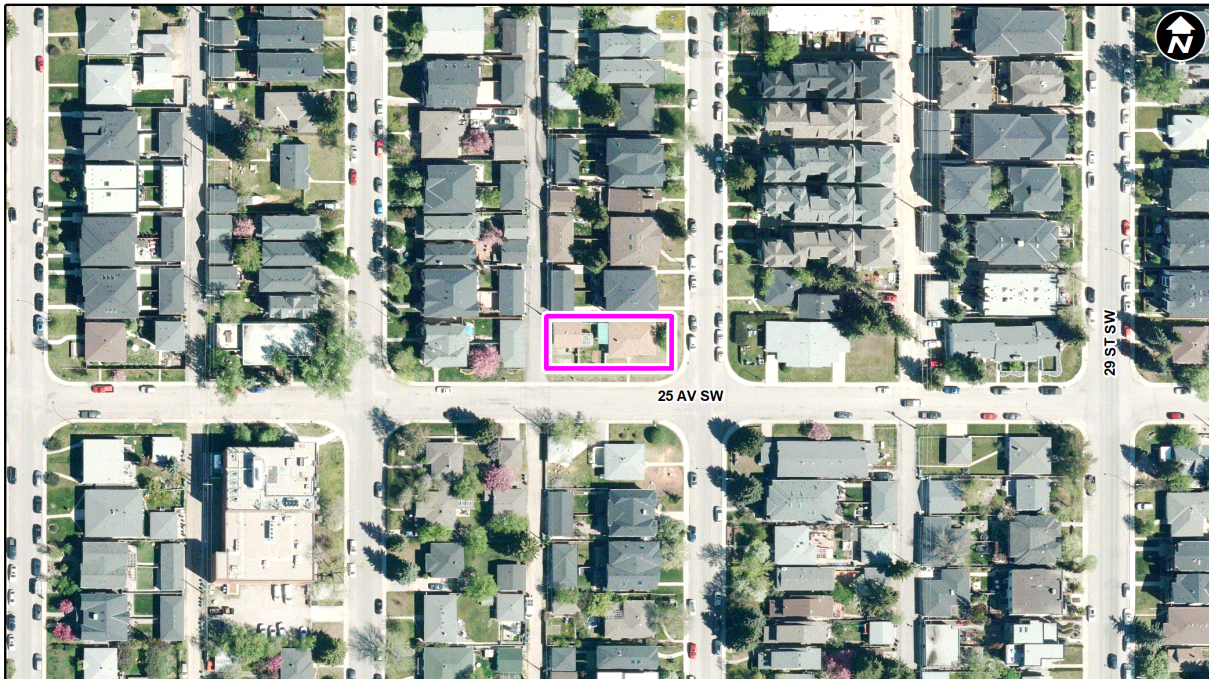
Community Peak Population Table

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 %

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 existing R-C2 District is a low-density residential designation that is primarily for single detached, semi-detached, and duplex homes in the developed area. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary Suites are also permitted uses within the R-C2 District.

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 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, and do not count towards allowable density. The subject parcel would require one parking stall per suite as the site location does not meet the current rules of Section 546(2) of the Land Use Bylaw 1P2007. However, with the proposed changes to the R-CG District approved on 2022 October 05 by Council, parking requirements will be 0.5 parking stalls per unit and suite as of 2023 January 02. Should this land use amendment be approved by Council, future development permit reviews will be based on the regulations that are in effect at the time of development permit decision.

Development and Site Design

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 building frontage interface along both streets; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 25 Avenue SW and 30 Street SW. Existing cycling infrastructure is nearby, with on-street bicycle lanes on 26 Avenue SW, a new multi-use pathway on 37 Street SW and an on-street bike route on 29 Street SW. The area is served by Calgary Transit, with a Route 6 transit stop located on 26 Avenue SW within approximately 185 metres walking distance of the site. The parcel is also located within 650 metres (approximately 11-minute walk) of 37 Street SW with access to the MAX Teal BRT on the Primary Transit Network. Vehicular access to the subject site is to come from the existing rear lane accessed from 25 Avenue SW. On-street parking adjacent to the parcel is unrestricted along 30 Street SW and 25 Avenue SW.

Environmental Site Considerations

At this time, there are no known outstanding 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 development 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 inner-city 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.

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 area as identified on Map 2: Land Use Policy within [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).

Notwithstanding the required amendment, this application aligns with the residential land use and development objectives of the Killarney/Glengarry 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 Plan (under development)

Administration is currently working on 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 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