

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Killarney/Glengarry at the northwest corner of 25 Avenue SW and 26 Street SW. The site is approximately 0.06 hectares (0.15 acres) in size, has dimensions of approximately 38 metres in length by 15 metres in width and is serviced by a rear lane. There is currently a single detached dwelling on the site.

Surrounding development is characterized by single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. The site is 600 metres (a ten-minute walk) from the Killarney/Glengarry Community Association site. Bus stops for Route 6 (Killarney/26 Avenue SW) are located within 240 metres (a four-minute walk) of the site along 26 Avenue SW.

Community Peak Population Table

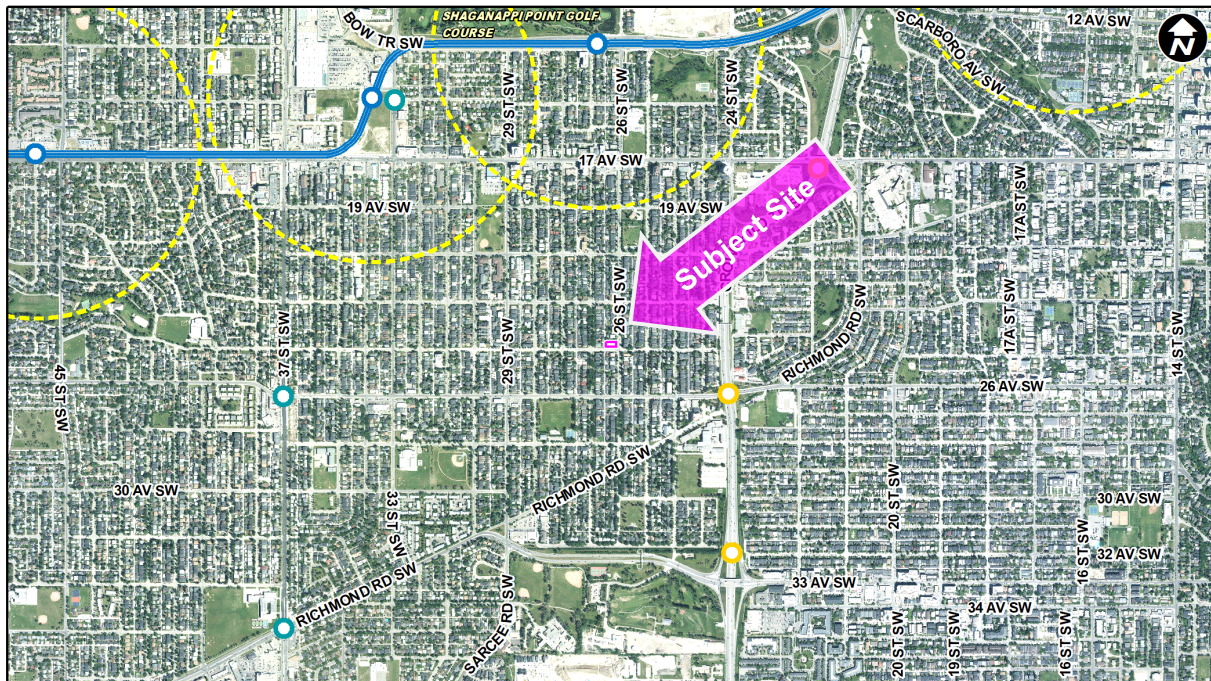
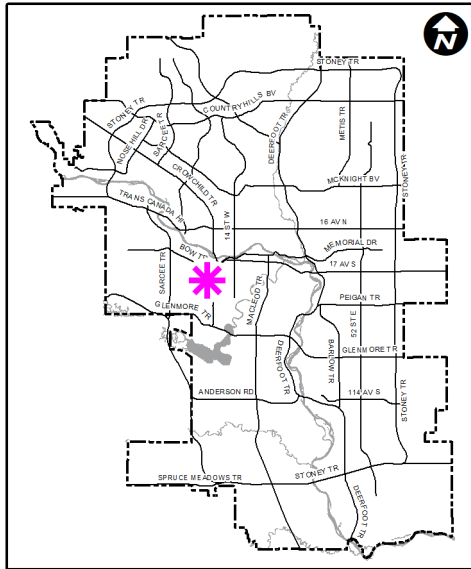
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

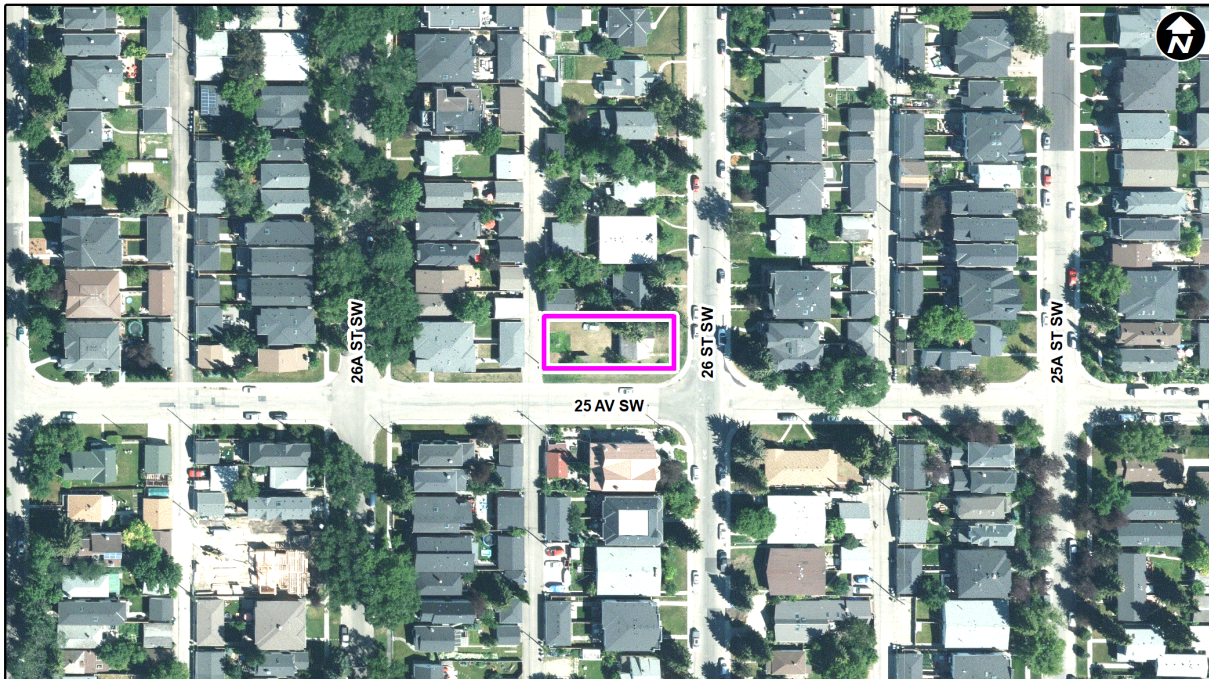
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0 %

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 existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. 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 subject site parcel area, this would allow for up to four dwelling units.

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 parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

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 built interface along 25 Avenue SW and 26 Street SW; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

The subject site fronts onto a Residential class road (25 Avenue SW) and a Collector class road (26 Street SW), both with less than 5,000 vehicle trips a day. The site is within Residential Parking Zone “T”, with no parking restrictions near the site.

The site is 240 metres (a four-minute walk) from stops for Route 6 (Killarney/26 Avenue SW) on 26 Avenue SW, and 620 metres (a ten-minute walk) from stops from the MAX Yellow (City Centre-Woodpark), Route 20 (Heritage Station/Northmount Drive) and Route 66 (Lakeview) on Crowchild Trail SW.

Pedestrian access to the site is available via the sidewalks on 25 Avenue SW and 26 Street SW. Adjacent to the site on 26 Street SW is an existing north/south on-street bikeway and 180 metres (a three-minute walk) to the south on 26 Avenue SW is an existing east/west on-street bikeway.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water, sanitary and storm mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration’s recommendation aligns 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)

Administration’s 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 identified on Map 1: Urban Structure of 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 and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has indicated that they will pursue the following at the development permit stage:

- electric vehicle charging stations as part of a future development permit application to support Program F3.1, which requires that all new residential buildings be built to an electric vehicle (EV)-ready standard); and
- dwelling unit(s) will be 'solar ready' and have 'rough-ins' to accommodate solar photovoltaic panels for electricity generation to support Program D4.1, develop and implement a city-wide strategy to accelerate the installation of solar PV.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity, predominantly residential streets. The Limited building scale is typically characterized by a broad range of ground-oriented building forms, including rowhouses, townhomes and stacked townhomes. The proposed land use amendment is in alignment with the applicable policies of the LAP.