

Background and Planning Evaluation

Background and Site Context

The subject site is in the community of Killarney/Glengarry at the northwest corner of 26 Avenue SW and 28 Street SW. The site is approximately 0.06 hectares (0.14 acres) in area, has dimensions of 38 metres long by 15 metres wide and is serviced by a rear lane. There is currently a single detached building and detached garage on the site.

Surrounding development is characterized by single and semi-detached dwellings with a small area of neighbourhood commercial development to the southwest. The site is immediately northwest of the Killarney-Glengarry Community Association site and 670 metres (an 11-minute walk) northeast of Killarney School. Bus stops for Route 6 (Killarney/26 Avenue SW) are located within 100 metres (a two-minute walk) of the site along 26 Avenue SW.

Community Peak Population Table

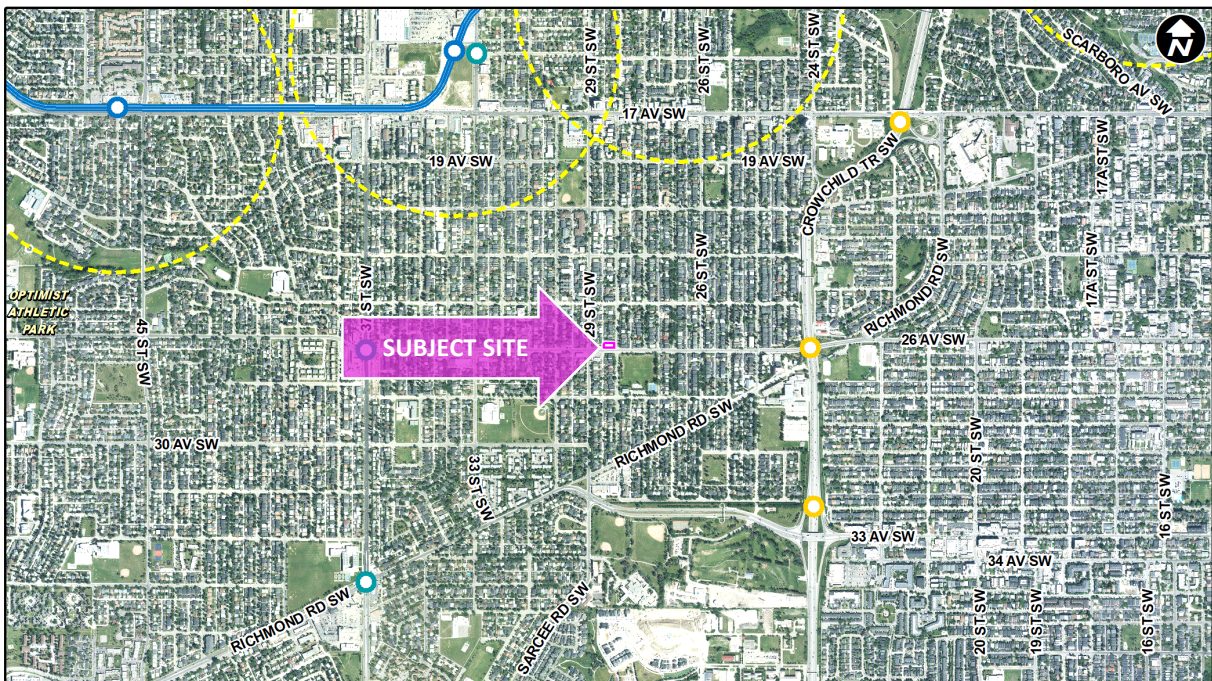
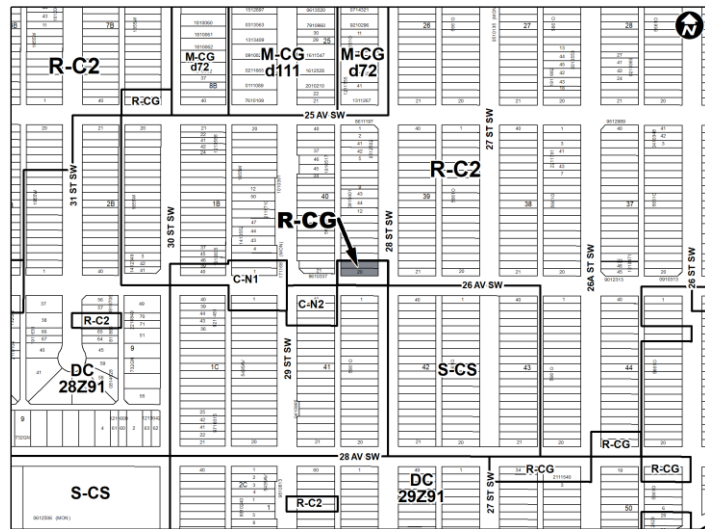
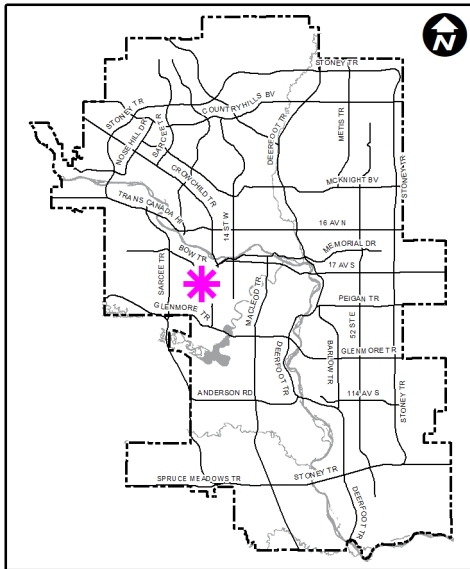
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

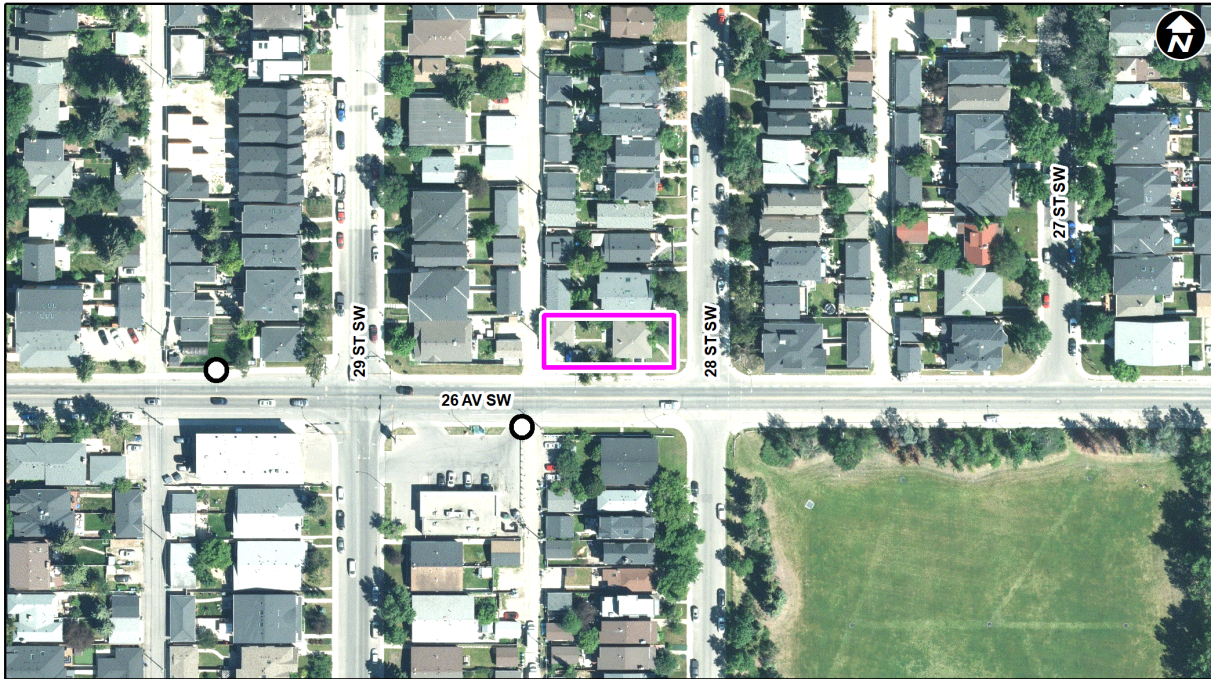
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses 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 subject site parcel area, this would allow 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 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 included, but are not limited to:

- ensuring an engaging built interface along 26 Avenue SW and 28 Street SW; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 26 Avenue SW and 28 Street SW. On-street bicycle routes are located immediately adjacent to the site on 26 Avenue SW and 170 metres (a three-minute walk) west of the site on 29 Street SW, which provides a connection to the broader cycling network.

The area is well-served by Calgary Transit. Bus stops for Route 6 (Killarney/26 Avenue SW) are located within 100 metres (a two-minute walk) of the site along 26 Avenue SW.

Direct vehicular access to the proposed development will be required to come from the rear lane. On-street parking is currently unrestricted along these portions of 26 Avenue SW and 28 Street SW.

Environmental Site Considerations

No environmental concerns were 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 are being reviewed as part of the development permit application.

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)

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

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The Neighbourhood Flex areas are characterized by a mix of commercial and residential uses which may be mixed horizontally or

vertically within a building or a block. The Low building scale is typically characterized by apartments, stacked townhouses and mixed-use buildings. The proposed land use amendment is in alignment with the applicable policies of the LAP.