

Background and Planning Evaluation

Background and Site Context

The subject parcel is located at the northeast corner of 26 Avenue SW and 32 Street SW, in the southwest community of Killarney/Glengarry. The parcel is approximately 0.06 hectares (0.14 acres) in size, measuring approximately 15 metres wide by 37 metres deep. The laned parcel is currently developed with a single detached dwelling with a front attached garage.

A mix of single and semi-detached dwellings of one to two storeys form the generally low-density residential character of the surrounding area. To the immediate west of the parcel, across 32 Street SW, is a Jewish place of worship, about 2 storeys high, with a small parking lot. Across 26 Avenue SW, to the south of the subject site, is a R-CG District designated site with an existing single detached dwelling

Nearby amenities include several schools, the Killarney/Glengarry Community Association, play fields and neighbourhood parks as well as commercial developments along 26 Avenue SW.

Community Peak Population Table

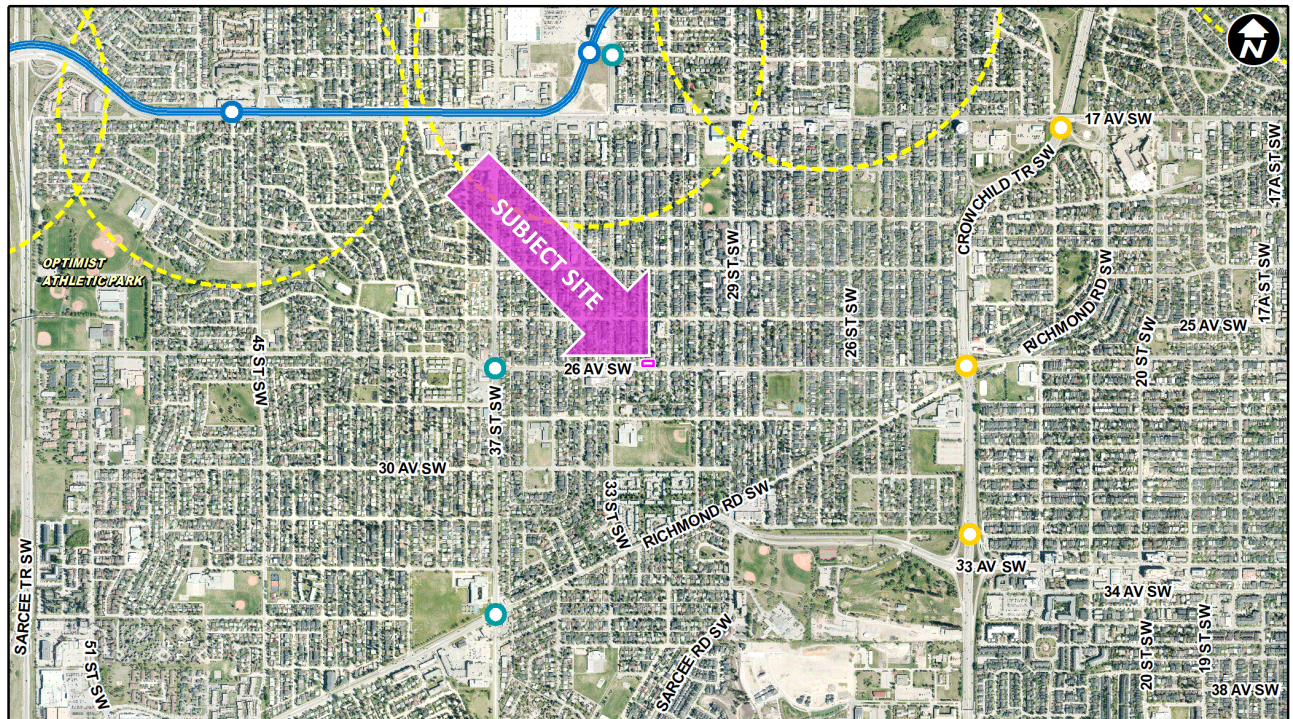
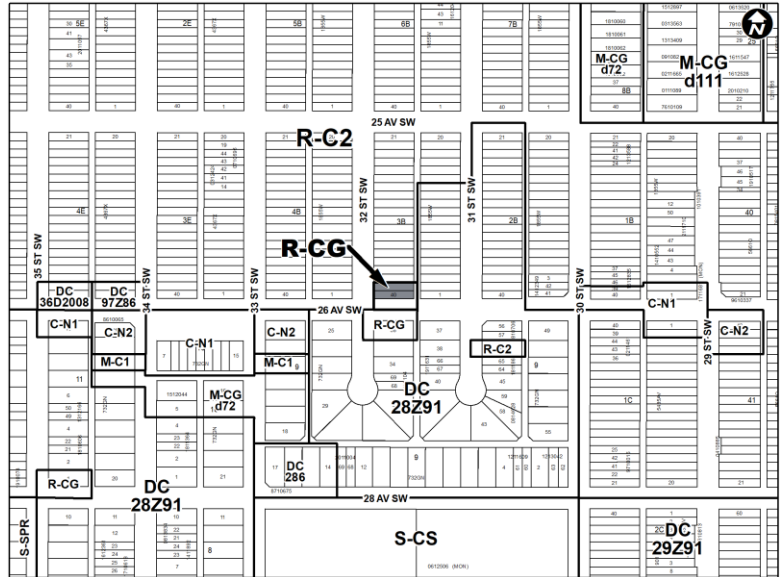
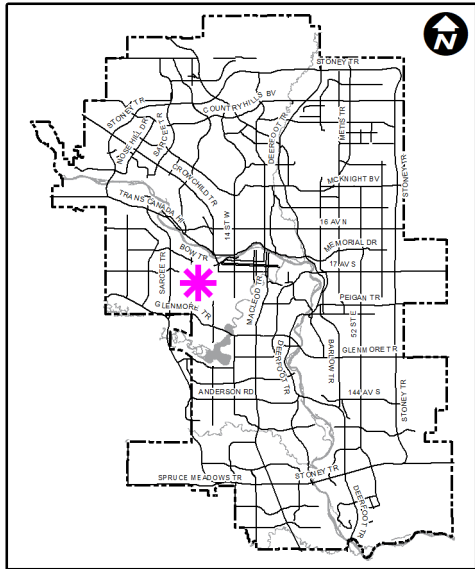
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

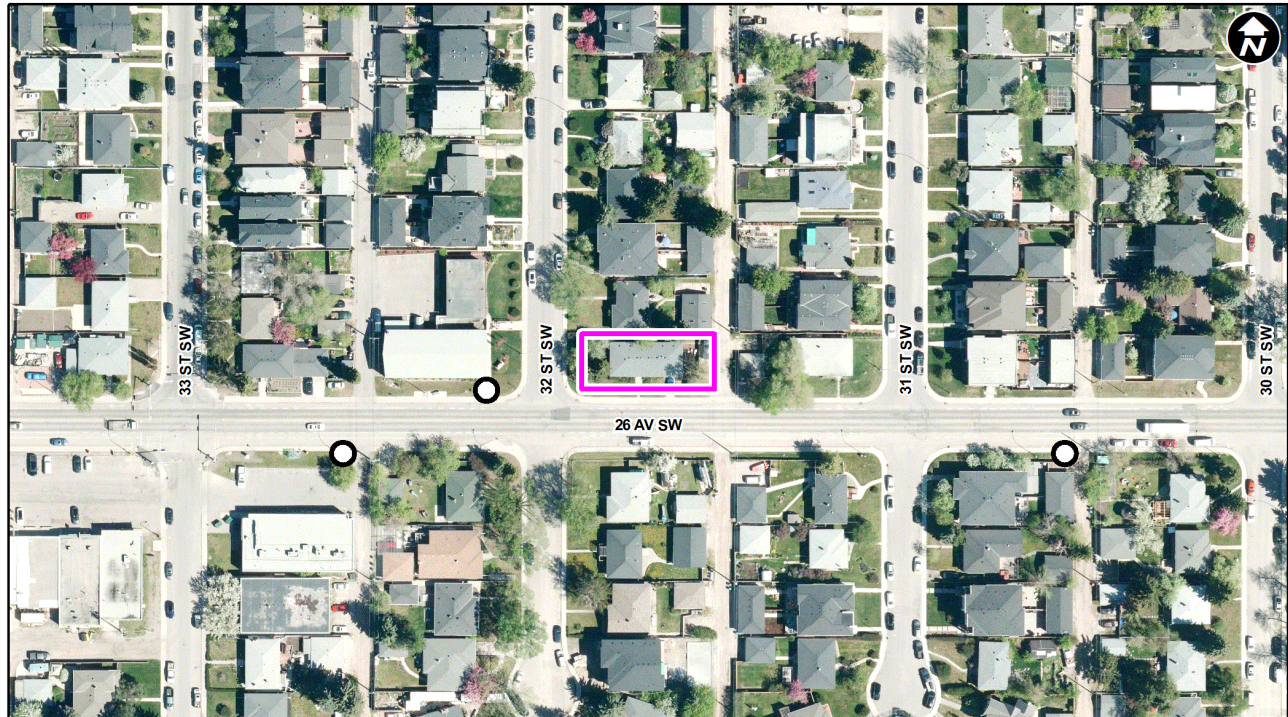
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 subject parcel is currently designated as a R-C2 District. With this current designation, the subject site can accommodate a single detached dwelling, a pair of semi-detached dwellings or a duplex dwelling, up to a maximum building height of 10 metres.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, with the addition of rowhouse buildings, including secondary suites. This District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare. Based on the site area, this would allow up to four dwelling units on the subject parcel.

Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls, subject to the rules of the R-CG District.

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.

For the specific context of this corner parcel, additional considerations through the development permit process would include, but are not limited to:

- ensuring an engaging building frontage interface along both streets; and
- the mitigation of shadowing, overlooking, and privacy concerns to adjacent parcels.

Transportation

The subject parcel fronts onto 26 Avenue SW, a Collector class road with 10,000 to 11,000 vehicle trips per day, and is bound by 32 Street SW to its west. As a Residential class road, 32 Street SW has less than 5,000 vehicle trips per day. Rear lane access is available to the subject parcel.

There is a westbound Route 6 (Killarney 26 Avenue) bus stop and an eastbound Route 6 bus stop, approximately 56 metres and 108 metres respectively, away from the subject parcel. Both these bus stops are less than a five-minute walk away. The westbound route provides service through Killarney, Glendale, and on to the Westhills bus loop which provides access to other bus routes. The eastbound route provides service through South Calgary, Mount Royal, Beltline, and onto the Downtown Core, and access to the Blue Line LRT service.

The applicant has been advised of a 2.134-metre Bylaw setback requirement, under the Land Use Bylaw 1P2007, for public realm enhancement on 26 Avenue SW. This setback is to be measured inwards from the existing south property line of the subject parcel. This setback area is to be free and clear of all development and requires either a public access easement registered over this area, or the dedication of this area to The City at the time of development permit application.

The subject parcel is not currently within a Residential Parking zone. There are no parking restrictions on 32 Street SW. With an on-street bike lane at the north side of 26 Avenue SW, parking is also not allowed here. At the time of redevelopment, all bylaw required parking/loading (amount and size) are to be provided on site, with vehicular access from the lane.

Environmental Site Considerations

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

Utilities and Servicing

Water, sanitary, and storm deep utilities are available to the site. Development servicing requirements will be determined at the future development permit stages.

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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment and policy amendment build on the principles of the IGP by promoting efficient use of land, 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 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 Resilience Strategy (2018)

The applicant had indicated that renewable energy sources will be subsequent design considerations for the proposed rowhouse building to address objectives of the [Climate Resilience Strategy](#).

Killarney/Glengarry Area Redevelopment Plan (Statutory– 1986)

The subject parcel is located within the R-C2 District area as identified on Map 2: Land Use Policy within the [Killarney/Glengarry Area Redevelopment Plan](#) (ARP). To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject parcel 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 Planning Project

The *Killarney/Glengarry ARP* is under review as 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 growth plan process. The *Westbrook Communities Local Area Plan* is anticipated to be finalized in late 2022.