

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 25 Avenue SW and 32 Street SW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 37 metres deep by 15 metres wide. It is currently developed with a single detached dwelling with a rear detached garage. Vehicle access is currently provided from the rear lane.

The site is served well by transit, with stops for Route 6 (Killarney/26 Avenue SW), Route 9 (Dalhousie Station/Chinook Station), and MAX Teal (Westbrook/Douglas Glen) nearby.

Surrounding development is characterized primarily by single detached and semi-detached dwellings. The site is located approximately 480 metres (an eight-minute walk) north of Holy Name School and Killarney School. Killarney Aquatic & Recreation Centre is 600 metres (a ten-minute walk) to the north of the site. Killarney Glengarry Community Association is located within 600 metres (a ten-minute walk) to the southeast of the site. The site is also located 240 metres (a four-minute walk) north of the Neighbourhood Activity Centre at 26 Avenue SW and 33 Street SW.

Community Peak Population Table

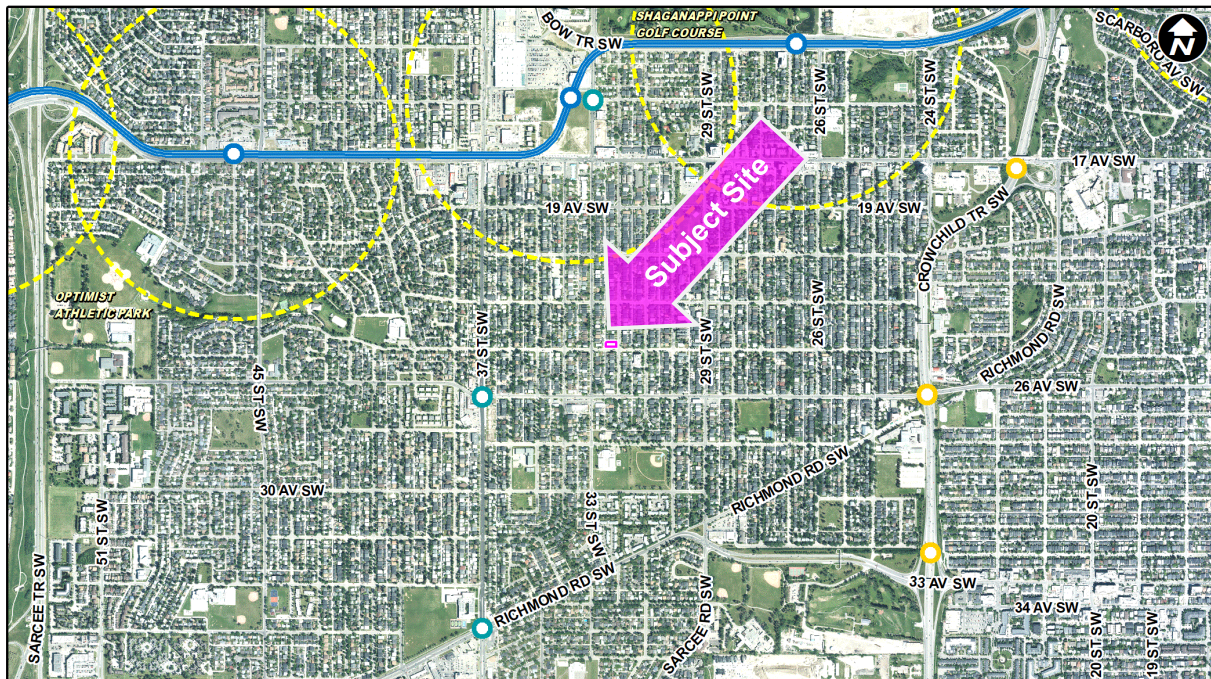
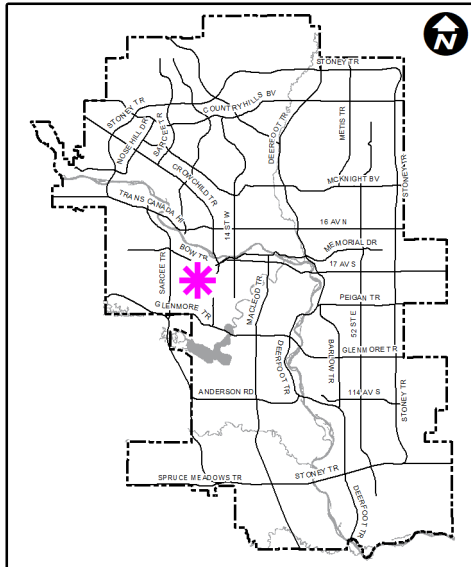
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

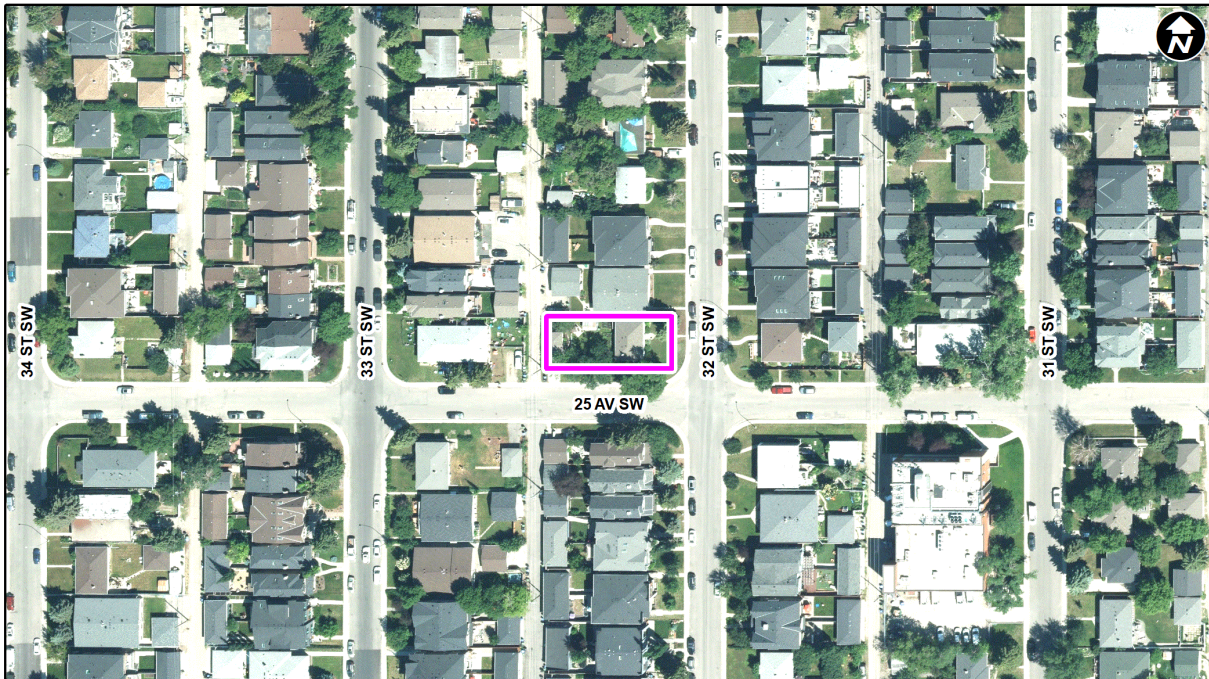
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0 %

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 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. 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 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 32 Street SW; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

The site is well-served by transit, with stops for Route 6 (Killarney/26 Avenue SW) within 180 metres (a three-minute walk) from the site on 26 Avenue SW. Route 9 (Dalhousie Station/Chinook Station) and MAX Teal (Westbrook/Douglas Glen) also have stops 500 metres (a nine-minute walk) west of the site on 37 Street SW.

Pedestrian access to the site is available via the existing sidewalks on 25 Avenue SW and 32 Street SW. Street parking is available and unrestricted along both roads.

Two proposed Always Available for All Ages and Abilities (5A) network on-street bikeways are planned along 33 Street SW west of the site and 23 Avenue SW north of the site. An existing 5A network on-street bikeway is available along 26 Avenue SW to the south of the subject site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

All necessary services, including water and sanitary mains are available to this site. Site servicing details 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. The proposed land use amendment is in alignment with the applicable policies of the MDP.

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 be seeking a LEED Gold certification for this project. The proposed actions include:

- preserving large trees and planting new trees and shrubs;
- encouraging green roof and walls;
- using permeable pavement;
- installing electric vehicle chargers upon request; and
- promoting and encouraging the use of solar panels.

This supports Program Pathway D: Renewable energy – Implement neighbourhood-scale renewable energy projects, Program Pathway E: Support a clean provincial energy supply, and Program F: Zero emissions vehicles – Accelerate the transition to zero emissions vehicles of the Climate Strategy.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as Neighbourhood Local (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for buildings of up to 3 storeys. Neighbourhood Local, Limited scale policies in the LAP support building forms that contain three or more residential units on parcels with rear lanes in the following areas:

- within transit station area Core Zones and Transition Zones;
- along a street identified as a Main Street or separated by a lane from a parcel along a Main Street;
- on corner parcels; or,
- adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares.

As the subject parcel has a lane and is a corner parcel, the proposed land use amendment is in alignment with the applicable policies of the LAP.