

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry on the northwest corner of 21 Avenue SW and 28 Street SW. The parcel is approximately 0.07 hectares (0.18 acres) in size and is approximately 37 metres deep and 15 metres wide. The lot is currently developed with a single detached dwelling and a detached garage which is accessed from the rear lane.

Surrounding development consists primarily of a mix of single and semi-detached residential developments. Redesignation to the Residential – Grade-Oriented Infill (R-CG) District has occurred in some areas of this community, including a rowhouse development directly across the lane to the west.

The site is close to schools, community amenities, and green space. The Killarney Aquatic and Recreation Centre is approximately 150 meters (a three-minute walk) to the west and the 17 Avenue SW Primary Transit Network is approximately 320 meters (a five-minute walk) to the north of the site.

Community Peak Population Table

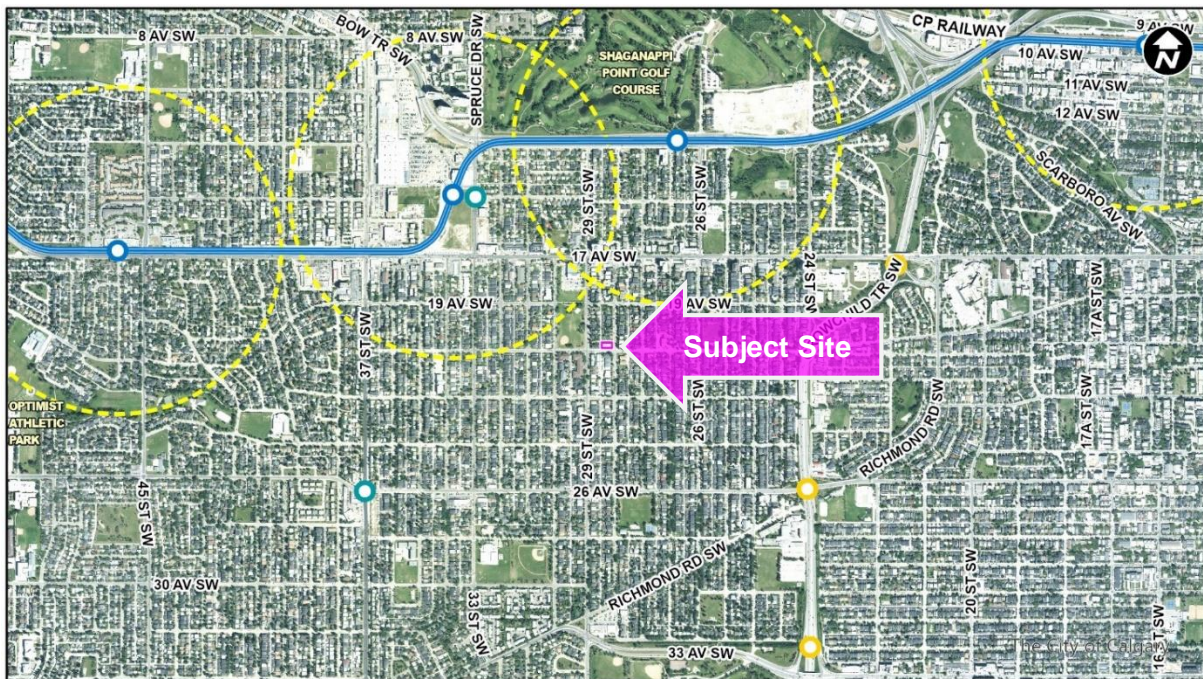
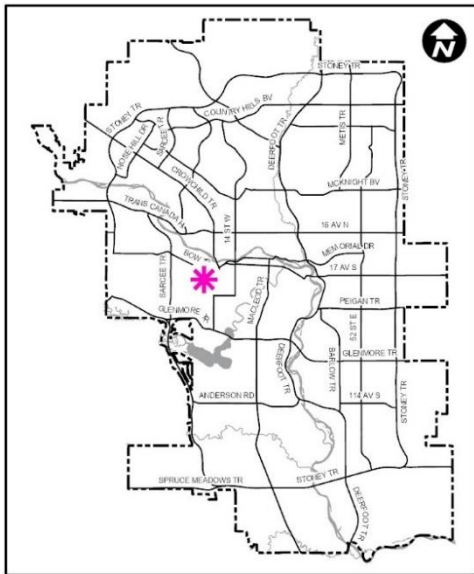
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

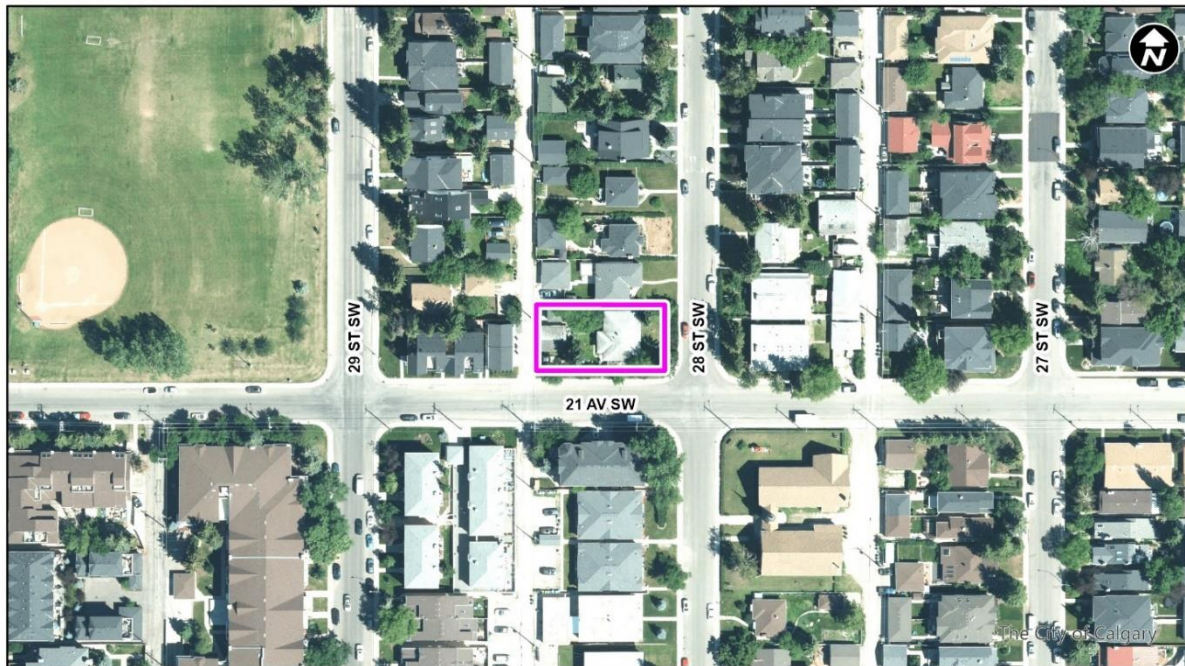
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Killarney/Glengarry Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District ([Bylaw 29Z91](#)) is based on the R-2 Residential Low Density District in Land Use Bylaw 2P80 which accommodates development in the form of single detached, semi-detached and duplex dwellings with 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, 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 five 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 future redevelopment of the site including appropriate uses, building massing, height, 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 both 21 Avenue SW and 28 Street SW; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

The site is a corner parcel, fronting onto 28 Street SW and 21 Avenue SW which are classified as Residential Streets. Vehicle access to the site will be via the existing rear lane, typically accessed from 21 Avenue SW. Pedestrian access will be from the existing sidewalks fronting the site.

The parcel is presently located within the Residential Parking Program (RPP) zone “KI”. On-street parking, however, is presently unrestricted directly adjacent to the parcel. The subject site is well-served by Calgary Transit. The subject site is located within 350 metres (a six-minute walk) of the eastbound and westbound Route 2 (Mount Pleasant/Killarney 17 Avenue SW) bus stops on 17 Avenue SW and 850 metres (a 14-minute walk) from the southbound MAX Yellow (Woodpark/City Centre) and Route 66 (Lakeview) stops on Crowchild Trail SW. Additionally, the parcel is located within 800 metres (a 13-minute walk) of the Shaganappi Point LRT Station.

The parcel is located one block from 29 Street SW, which includes an on-street bikeway. Additionally, the parcel is located 500 metres from 26 Avenue SW, which includes dedicated wheeling lanes that form part of the Always Available for All Ages and Abilities (5A) Network.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a 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 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 and delivers small and incremental benefits to climate resilience. 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.

Calgary 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.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The LAP speaks to primarily residential uses in this area and encourages a range of housing types. The Limited building scale policies within the Neighbourhood Local category supports three or more units on corner parcels with a lane. The proposed land use amendment is in alignment with applicable policies of the LAP.