

Background and Planning Evaluation

Background and Site Context

The subject site, in the southwest community of Killarney/Glengarry, is located on the corner of 26 Street SW and 23 Avenue SW. The site is approximately 0.04 hectares (0.11 acres) in size and is approximately 38 metres deep by 13 metres wide. It is currently developed with a single detached dwelling with a detached garage accessed from 23 Avenue SW.

Surrounding development is predominantly single detached dwellings and semi-detached dwellings. Within two blocks of the subject site are multiple properties located on corner lots that are designated Residential Grade-Oriented Infill (R-CG) District.

A neighbourhood park is approximately 160 metres (a three-minute walk) to the north of the site, including a playground and an off-leash dog park. The subject site is approximately 480 metres (an eight-minute walk) south of a variety of commercial services located along 17 Avenue SW (identified as a Neighbourhood Main Street in the *Municipal Development Plan* (MDP)).

Community Peak Population Table

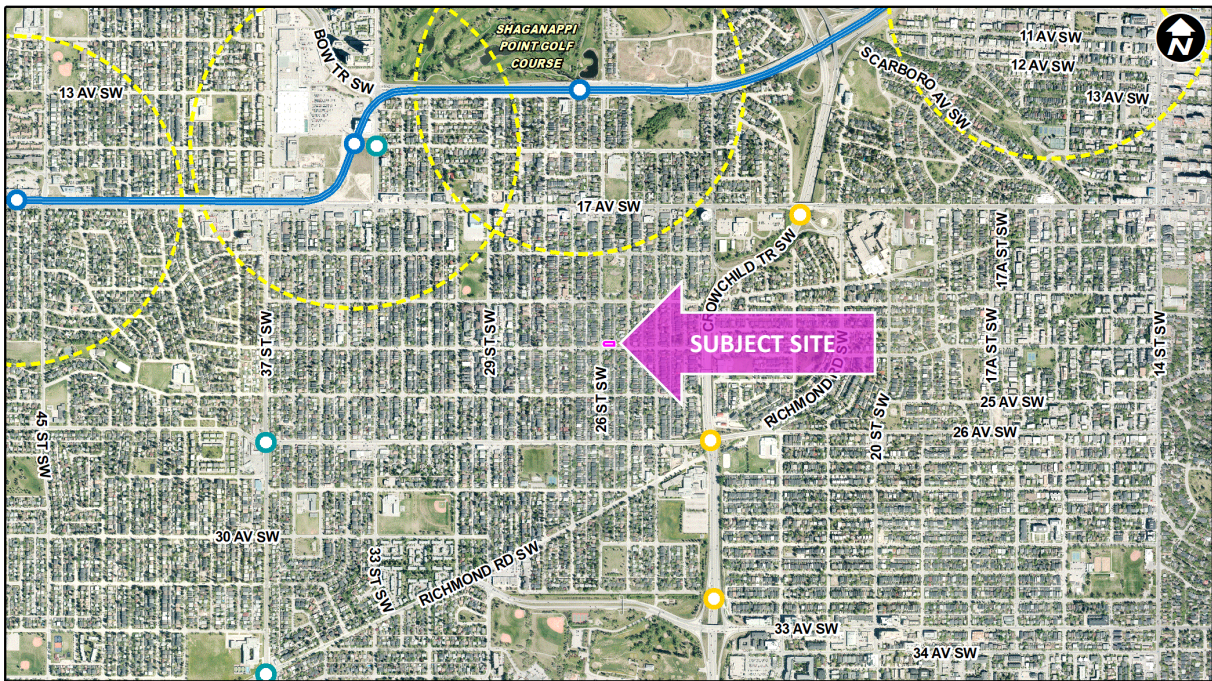
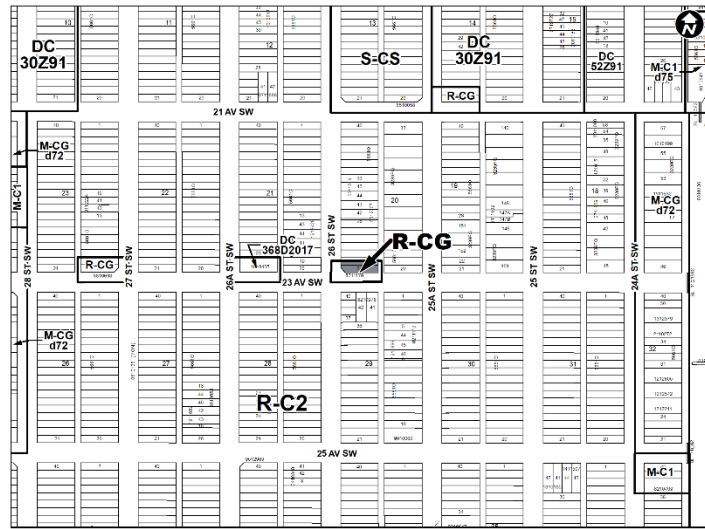
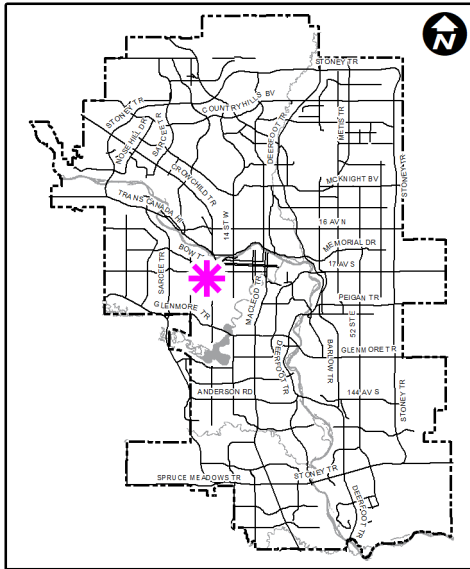
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

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 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 area, this would allow for up to three 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 site, additional items that will be considered through the development permit process include, but are not limited to:

- providing an engaging interface along 26 Street SW and 23 Avenue SW; and
- ensuring appropriate provision and design of a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers.

Transportation

The subject site is well-served by transit. Transit stops are located along 26 Avenue SW, with westbound Route 6 located approximately 500 metres (an eight-minute walk) and eastbound Route 6 located approximately 400 metres (a seven-minute walk) away. The site is also within 700 metres (a twelve-minute walk) of the northbound transit Routes 20 and 66 along Crowchild Trail SW.

The site has access to the Always Available for All Ages & Abilities (5A) Network with an on-street bikeway located on 26 Avenue SW, approximately 350 metres (a six-minute walk) to the south.

Pedestrian access to the site is available via the existing sidewalk on 26 Street SW and 23 Avenue SW. Direct vehicular access to the subject parcel shall be via the rear lane parallel to 26 Street SW. Unrestricted street parking is available along 26 Street SW and 23 Avenue SW.

Environmental Site Considerations

There are no known environmental concerns with the proposed land use amendment application at this time.

Utilities and Servicing

Water and sanitary servicing is available to service the subject site. A storm main extension may be required (at the expense of the developer) and will be further reviewed with 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. The proposed land use amendment is in alignment with the applicable policies of the MDP.

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 within 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. Neighbourhood Connector areas encourage a broad range of housing types along higher activity residential streets, such as 26 Street SW. The proposed land use amendment is in alignment with the applicable policies of the LAP.