

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry at the southeast corner of 28 Avenue SW and 28 Street SW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 38 metres deep. The existing development on the site is a single detached dwelling and a detached garage with rear lane access.

The surrounding development is characterized primarily by low density residential dwellings in the form of single detached and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District and Direct Control (DC) District (Bylaw 29Z91) based on Residential Low Density (R-2) District under previous Land Use Bylaw 2P80. Adjacent to the site across 28 Avenue SW is the Killarney/Glengarry Community Association playground.

Killarney School (grades kindergarten to six), Holy Name School (grades one to nine), Richmond Green Baseball Diamonds, Richmond Green Playground and Currie Reservoir Disc Golf Course are all within 850 metres (a 10-minute walk) from the site. The site is also 400 metres (a five-minute walk) north of a variety of small-scale commercial services located along 31 Avenue SW and 28 Street SW.

Community Peak Population Table

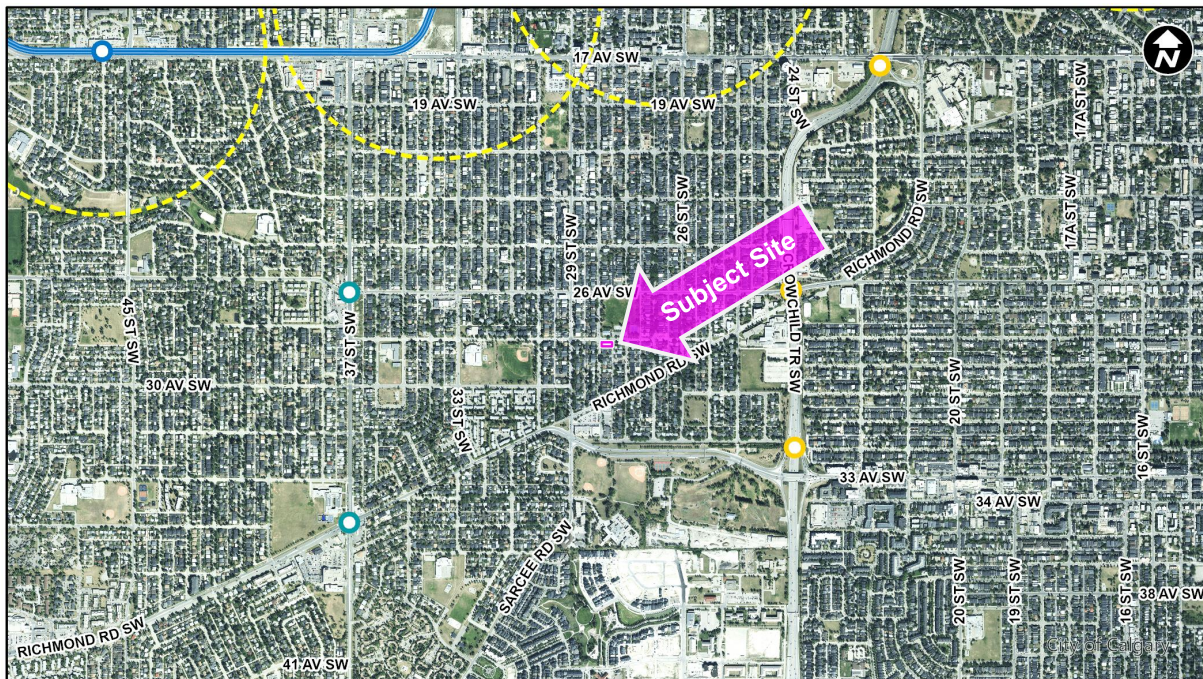
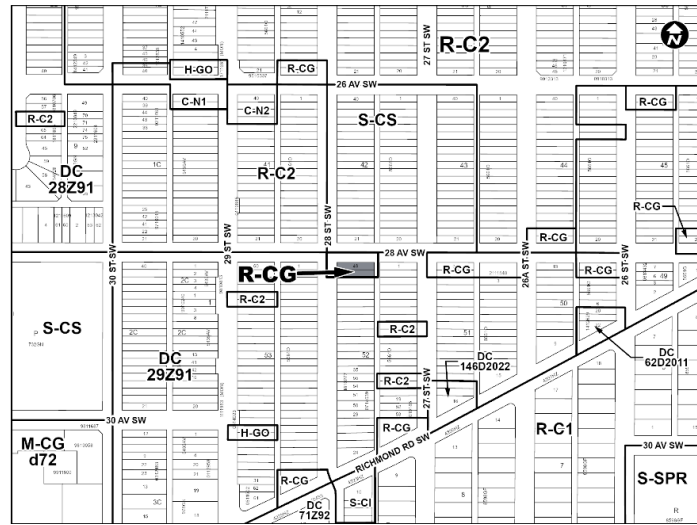
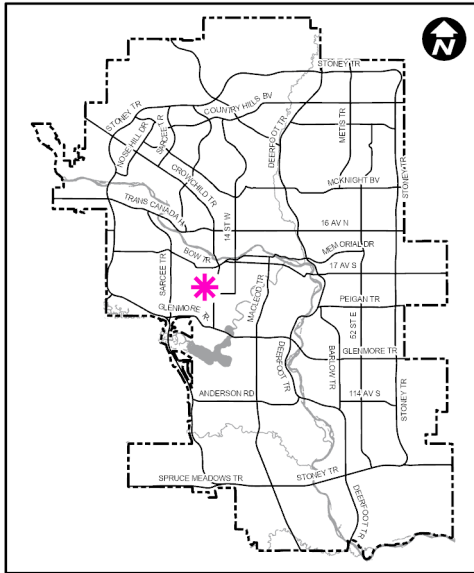
As identified below, the community of Killarney/Glengarry reached its peak population in 2019, and the population has remained the same since then.

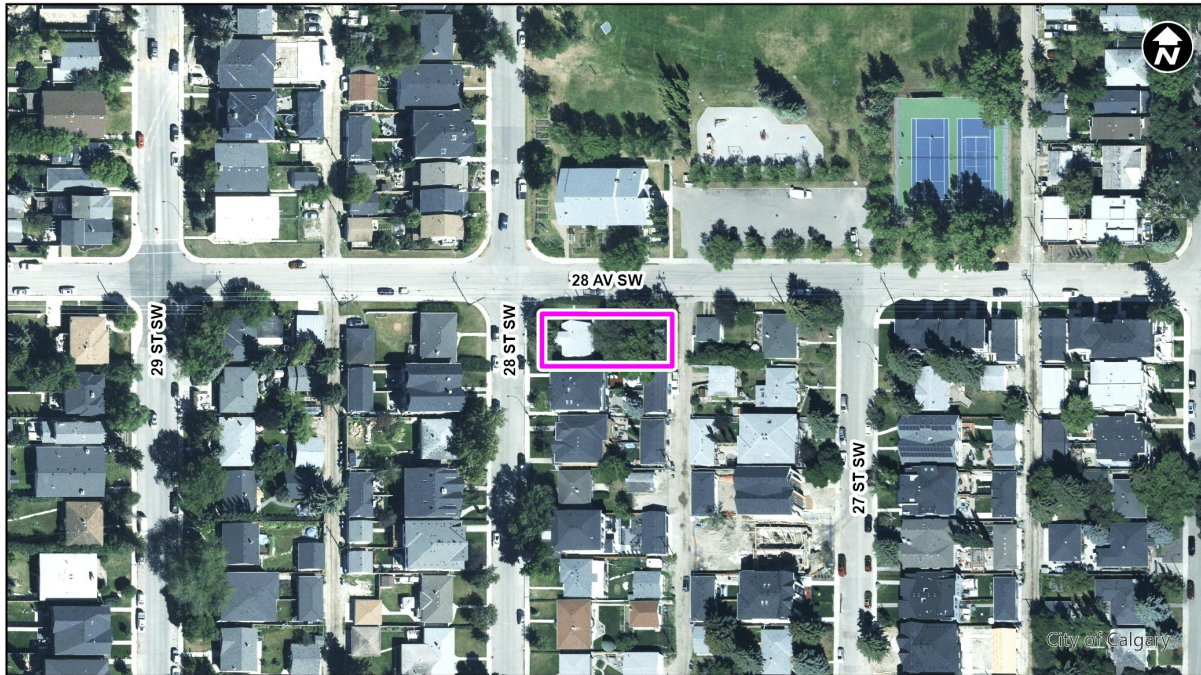
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

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 DC District ([Bylaw 29Z91](#)) is based on the Residential Low Density (R-2) District of 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 DC District does not include secondary suites as a listed use.

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 per 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:

- mitigating shadowing, overlooking and privacy concerns with neighbouring parcel;
- ensuring appropriate built form and height with the surrounding context;
- providing an engaging built interface along 28 Avenue SW and 28 Street 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 located on the corner of 28 Avenue SW and 28 Street SW. Both 28 Avenue SW and 28 Street SW are classified as residential streets. Vehicle access to the site will be via the existing laneway. Pedestrian access will continue to be from the existing sidewalks. The site is presently located within the Residential Parking Permit 'Zone T'.

The site is well-served by Calgary Transit. Transit stops for Route 6 (Killarney/26 Avenue), Route 22 (Richmond Rd), and Route 66 (Lakeview) are located within 400 metres (a nine-minute walk) from the site.

The site is located one block south of 26 Avenue SW, which is identified as an existing on-street bikeway forming part of the Always Available for All Ages & Abilities (5A) Network. Future improvements for 26 Avenue SW have been identified, which will include dedicated wheeling facilities (bike, scooter, skateboard, etc.) spanning from 14 Street SW to 37 Street SW. These improvements are within the design phase and will expand the overall connectivity of the 5A Network.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Sanitary, storm, and water services are available from 28 Street SW and 28 Avenue SW. Storm is available for connection from the rear lane.

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 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 deliver incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

The 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 (LAP) (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 and 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.

The subject parcel has a rear lane, is a corner parcel and is separated by a road from a park greater than 0.4 hectares. Therefore, the proposed land use amendment is in alignment with the applicable policies of the LAP.