

**POLICY AMENDMENT AND LAND USE AMENDMENT
KILLARNEY/GLENGARRY (WARD 8)
WEST OF 33 STREET SW AND SOUTH OF 17 AVENUE SW
BYLAWS 39P2016 AND 280D2016**

MAP 7C

EXECUTIVE SUMMARY

This Land Use Amendment proposes to redesignate a parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented (R-CG) District to allow for rowhouse development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 September 08

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 39P2016 and 280D2016; and

1. **ADOPT** the proposed amendments to the Killarney/Glengarry Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 39P2016.
3. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2001 – 33 Street SW (Plan 7610270, Block 8F, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 280D2016.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP). The proposed R-CG land use district is intended for parcels in proximity to or directly adjacent to other low density residential development. The proposal represents a modest increase in density for this inner city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood.

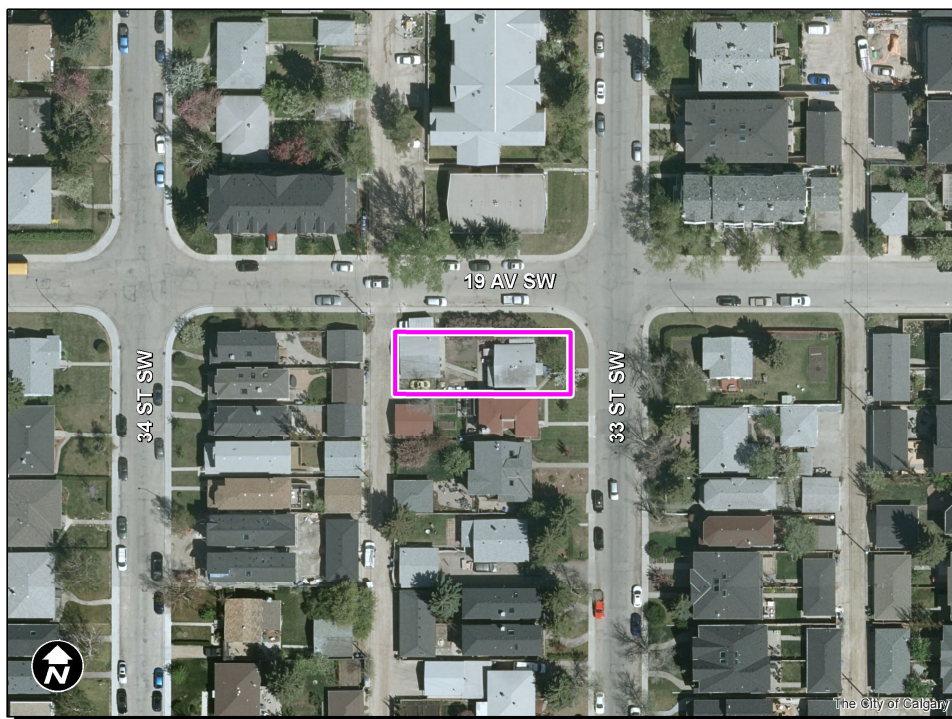
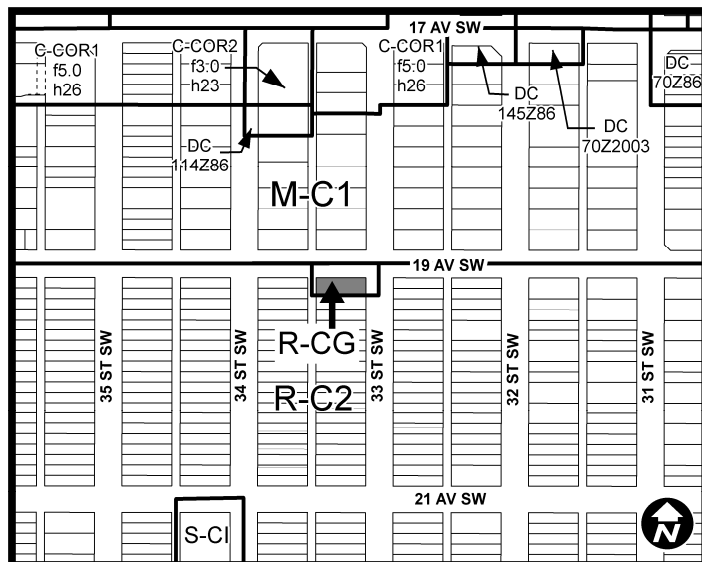
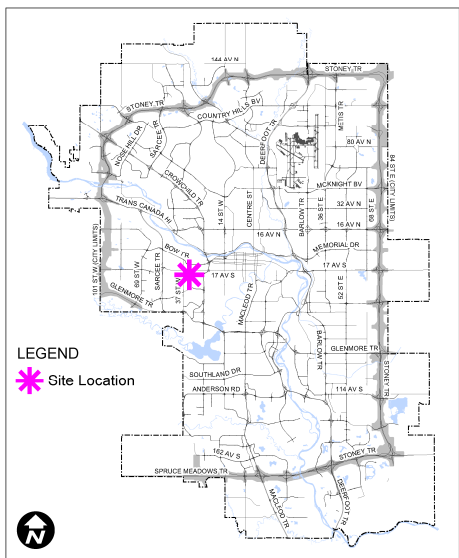
ATTACHMENTS

1. Proposed Bylaw 39P2016
2. Proposed Bylaw 280D201
3. Public Submissions

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MAP 7C

LOCATION MAPS



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BYLAWS 39P2016 AND 280D2016

MAP 7C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | |
|----|---|
| 1. | Recommend that Council ADOPT the amendment to the Killarney/Glengarry Area Redevelopment Plan; and |
| | Moved by: S. Keating Carried: 5 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 2001 – 33 Street SW (Plan 7610270, Block 8F, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. |
| | Moved by: S. Keating Carried: 5 – 0 |

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MAP 7C

Applicant:

Inertia

Landowner:

Sylvia M Kowalenko
Colin J Lebeau

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Killarney, one block south of 17 Avenue SW, on the corner of 19 Avenue SW and 33 Street SW. The site is currently developed with a single detached dwelling and a detached garage. Immediate surrounding land uses include primarily low density single detached, semi-detached, and rowhouse developments. Bus service on 17 Avenue SW and the Westbrook LRT station are located to the north.

LAND USE DISTRICTS

The proposed land use is Residential – Grade-Oriented Infill (R-CG) District. Although the proposed R-CG District would represent an increase in density on the subject parcel from the existing R-C2 by 2 units, this district is considered a low density residential district under Land Use Bylaw 1P2007. In addition, the proposed R-CG District would provide for residential built forms, including single detached, semi-detached and rowhouse buildings, that would be contextually sensitive to existing development.

LEGISLATION & POLICY

Municipal Development Plan (Statutory / Approved by Council – 2009)

The subject site is located within the *Developed Residential – Inner City Area* as identified on Map 1 of the Municipal Development Plan (MDP). Both *City-Wide* policies and *Inner City Area* policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

This application is in keeping with relevant MDP policies, as the rules of the R-CG District provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density. The site is also well served by transit as it is within short walking distance to two LRT stations.

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MAP 7C

The Killarney/Glengarry Area Redevelopment Plan

The subject site is identified as Conservation Infill in the Killarney/Glengarry Area Redevelopment Plan. A minor plan amendment is required to change the site from Conservation Infill to Low Density Townhousing in order to accommodate the land use amendment. The proposed map amendment is shown in APPENDIX I.

TRANSPORTATION NETWORKS

Transportation did not identify any issues related to the proposed amendments.

UTILITIES & SERVICING

Public water, sanitary and storm mains exist within the adjacent public rights-of-way. Public storm exists within 19 Avenue SW. Public sanitary and storm (both) exist within 33 Street SW. Development site servicing will be determined at the time of development.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application. There are no known environmental concerns associated with the site or proposed scope.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

GROWTH MANAGEMENT

The proposed Land Use Amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association is not supportive of the amendments. Comments were received outlining concern over the proposed land use amendment, which are included in APPENDIX III. The concerns raised are as follows:

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MAP 7C

- Amendment would not respect the character of the homes on the block;
- Erosion of R-C2 areas in the community;
- Density should be focused on sites already zoned for higher densities;
- Density should be focused along the 37 Street SW corridor; and
- Location close to transit is not a factor unique to the site.

Citizen Comments

Administration received 13 submissions from the public both in support of and against the proposed land use amendment. The themes in opposition to the application largely revolved around the fear of losing the neighbourhood character, while the support comments centred on the opportunity to improve the neighbourhood.

Public Meetings

No public meetings were held.

**POLICY AMENDMENT AND LAND USE AMENDMENT
KILLARNEY/GLENGARRY (WARD 8)
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MAP 7C

APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel is located in the community of Killarney / Glengarry and consists of 0.046 ha. The land is privately owned. A land use amendment is required in order to construct a Three-unit Rowhouse Building which is a project better suited to this site than a semi-detached building.

The current land use designation is R-C2 (Residential – Contextual One / Two Dwelling District) which allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

The proposed development will provide three dwellings in a Rowhouse Building configuration with front doors facing 19 AV SW. A new land use designation is required to support this development; therefore, the application is seeking to amend the designation to a Residential – Grade-Oriented Infill (R-CG) District.

Like R-C2, the R-CG District is a Low Density Residential District intended for Grade-Oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

Accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

This proposed development is consistent with the local area plan in place for Killarney/Glengarry which encourage more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services. In addition, the site has specific attributes which make it ideal for rowhouse development:

- The site is less than 10 minutes walk from Westbrook C-Train Station and other transit routes on 17 Avenue SW
- The site is less than 10 minutes walk from Killarney Aquatic and Recreation Centre.
- It is less than 10 minutes walk from local shopping and other commercial uses on 17 Avenue SW.
- The site is less than 10 minutes walk from Killarney School.

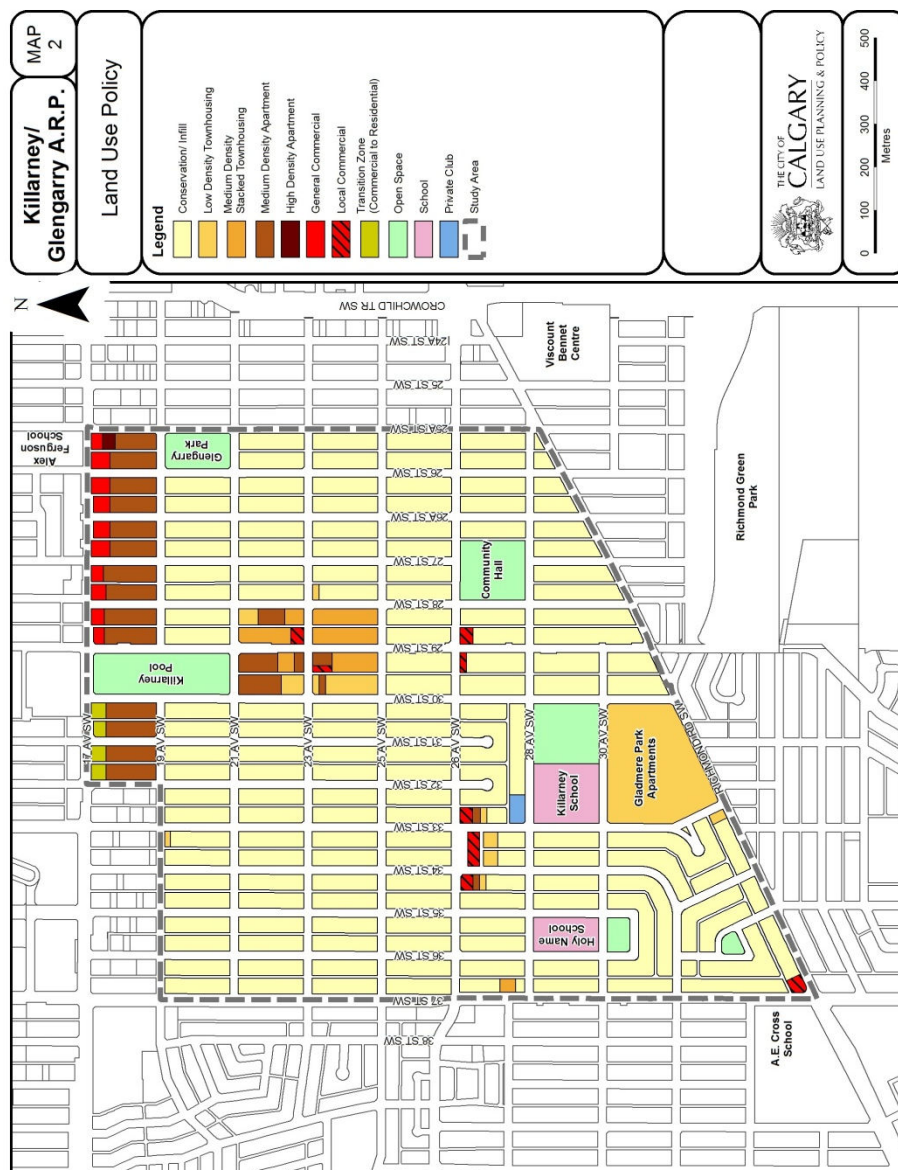
POLICY AMENDMENT AND LAND USE AMENDMENT
KILLARNEY/GLENGARRY (WARD 8)
WEST OF 33 STREET SW AND SOUTH OF 17 AVENUE SW
BYLAWS 39P2016 AND 280D2016

MAP 7C

APPENDIX II

**PROPOSED AMENDMENT TO THE
KILLARNEY/GLENGARRY AREA REDEVELOPMENT PLAN**

- (a) Delete the existing Map 2, entitled “Land Use Policy”, and replace with revised Map 2 entitled “Land Use Policy”, as follows:



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MAP 7C

APPENDIX III

LETTERS SUBMITTED

Here are the Killarney Glengarry Community Association comments regarding the Application for Rezoning LOC2016-0147 from Inertia Corporation for 2001 33 Street SW. This is the second rezoning request that we have received recently from Inertia. The comments from the KGCA and from surrounding neighbours are much the same:

1 - The Killarney Glengarry Community Association strongly requests that any and all of these one-off requests from R-C2 to R-CG be denied for the following reasons:

- 2001 33 Street is listed for sale (MLS C4053539). That implies that the purpose of the rezoning request is to add value to the property for sale rather than to add value to the Community. It's worth remembering that Killarney is a *neighbourhood*!
- Rezoning to R-CG would not respect the character of the homes on this block. Erodes the existing zoning that already supports a well-planned diversity of housing types.
- Killarney supports planned development and planned up-zoning in the right places: If this one-off request is allowed, it would set a precedent that would result in a flood of new requests, eroding the well-planned R-C2 area into an area of scatter-gun rezoning. This is demonstrated by several similar zoning requests, prior and pending.
- Neglects the opportunity of increasing density by a greater factor, by deflecting development investment away from under-developed parcels currently zoned M-C1 and COR.
- Neglects the opportunity of increasing density along the 37 Street corridor which can support higher density than R-CG, again by diverting development investment.
- Although the subject lot is within close proximity to transit, cycle lanes, and within walking distance of shops and services - it is not unique. Every lot in Killarney has similar factors.
- Considering the "Developed Areas Guidebook" initiative which could result in a planned approach to up-zoning, it is premature to consider random applications.

2 - Residents Comments (shared by phone and email) against the rezoning fall into the following categories as follow:

- Sets a precedent that would allow other developers to re-designate zoning, and that would change the character of the neighbourhood. Second such rezoning request in less than a month within a two block radius shows that this would be a factor.
- Current zoning allows a transition area of very dense housing between the 17th Ave commercial properties and 19 Ave, stepping down into the R-C2 area south of 19th

**POLICY AMENDMENT AND LAND USE AMENDMENT
KILLARNEY/GLENGARRY (WARD 8)
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MAP 7C

Avenue. Changes to this configuration would alter the character of the neighbourhood resulting in an “odd flow of residences” and “a disjointed streetscape”

- Not compatible with the established pattern of a streetscape composed of bungalows, two-story single family homes, and duplexes.
- Size of structure permitted under R-CG would be higher and larger than currently permitted under R-C2. 60% lot coverage too dense for this block.
- Parking problems - already a problem close to the Westbrook station - would be exacerbated by adding a townhouse complex
- Concerns about increase in noise from increased density.
- Concerns about outdoor amenities spaces in the form of balconies affecting neighbour privacy.
- Residents would like to continue enjoying their home and their neighbourhood and are not amenable to changes that are incompatible with the expectations they had of home value and density when they purchased their homes.

KGCA has not received any comments from residents that are in favour of this rezoning. Inertia Corporation has not approached the Community Association, nor the affected residents, to discuss the zoning application. Please feel free to forward this email to Trent Letwiniuk. His email is not shown on the request for comment.

Feel free to call me any time if you have questions about these comments.

Thanks!

Keren Houlgate
Director, Development
Killarney Glengarry Community Association
[REDACTED]

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KILLARNEY/GLENGARRY (WARD 8)
WEST OF 33 STREET SW AND SOUTH OF 17 AVENUE SW
BYLAWS 39P2016 AND 280D2016

MAP 7C

APPENDIX IV

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments
On a Corner	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.
Within 400m of a transit stop	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
Within 600m of a Primary Transit stop or station	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
On a collector or higher standard roadway on at least one frontage	Minimizes traffic on local streets
Adjacent to existing or planned non-residential development or multi-dwelling development	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings
Adjacent to or across from existing or planned open space or park or community centre	Creates an appropriate transition between low density and other land uses
Along or in close proximity to a corridor or activity centre	Creates an appropriate transition between low density and other land uses
Direct lane access	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.