

Applicant Submission

2022 April 11

Executive Summary

The subject site is a 0.05 hectare single corner parcel situated at the northeast corner of 26 Avenue SW and 31 Street SW in the community of Killarney / Glengarry. The project team is happy to submit a Land Use Redesignation and future Development Permit application to produce a high-quality rowhouse development that will integrate well with the surrounding context of the existing community.

Development Vision

The proposal is a rowhouse building that will contain up to 4 dwelling units. Based on the size of the parcel, a maximum of 4 units could be developed.

The rules of the proposed Residential Contextual Grade (R-CG) district will provide basic guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Site Context

The community of Killarney / Glengarry is characterized by a mix of single and semi-detached homes. The predominant land use in the area is Residential – Contextual One/Two (R-C2) District. There have been pockets of re-development throughout the immediate area which contains a higher mix of densities of residential units.

Killarney School is located within a 600 metre radius of the subject site. The Killarney Community Centre along with an array of pocket parks and open space amenities are also located within this radius.

Overall, the subject site is in an excellent location and is in close proximity to major Southwest activity hubs and the Downtown core. Its proximity to mass transit, community amenities, services, and open space make it a viable candidate for an R-CG designation

Planning Policy Review

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 the area and encourages a range of housing types. The Limited building scale policies within the Neighbourhood Local category notes that building forms containing three or more units are supported on parcels near an activity centre, on higher activity streets and where the parcel has a rear lane and can accommodate parking on the site. The proposed land use amendment is in alignment with applicable policy of the LAP.

Transportation & Environmental Considerations

Pedestrian access to the subject site is available from 26 Ave SW and 31 Street SW. Vehicular access will be restricted to the rear north laneway. On-street parking is unrestricted and available for residents and visitors. The area is served by Calgary Transit bus service. Base service is provided along 26 Avenue SW as the Route 6 has a stop located less than 150 metres from the property.

Access to Crowchild Trail, which has been identified as a Skeletal Road by the MDP is located less than 600 metres from the subject site.

Water, sanitary and stormwater mains are available to service the site. The specific servicing arrangements and stormwater management shall be reviewed and evaluated in detail by the project team as part of the future development permit application.

Conclusion

The proposed land use will support new local businesses and introduce innovative housing options for Calgarians looking to live, work and play in an established and well connected community in Southwest Calgary. For the reasons outlined above, we respectfully request that CPAG, Planning Commission and Council support this land use application. Thank you for your time and consideration.