

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry and is situated on the southeast corner of 37 Street SW and Kilkenny Road SW. The site is approximately 0.23 hectares (0.58 acres) in size and is approximately 81 metres wide by 30 metres deep. The subject site is made up of a consolidated parcel designated Residential – Contextual One / Two Dwelling (R-C2) District and currently developed with five single detached dwelling units each with a detached garage accessed by the rear lane along the east side of the site.

Surrounding development is characterized by a mix of single detached and duplex dwellings on parcels designated Direct Control (DC) District based on Residential – Contextual One Dwelling (R-C1) District and R-C2 District. There are several parcels that have recently been redesignated to Residential – Grade-Oriented Infill (R-CG) District on corner parcels throughout the community.

The subject site is located approximately 350 metres (a six-minute walk) north of A.E. Cross School (grades 7-9). It is also approximately 380 metres (a six-minute walk) north of the shopping amenities located at the corner of Richmond Road SW and 37 Street SW.

Community Peak Population Table

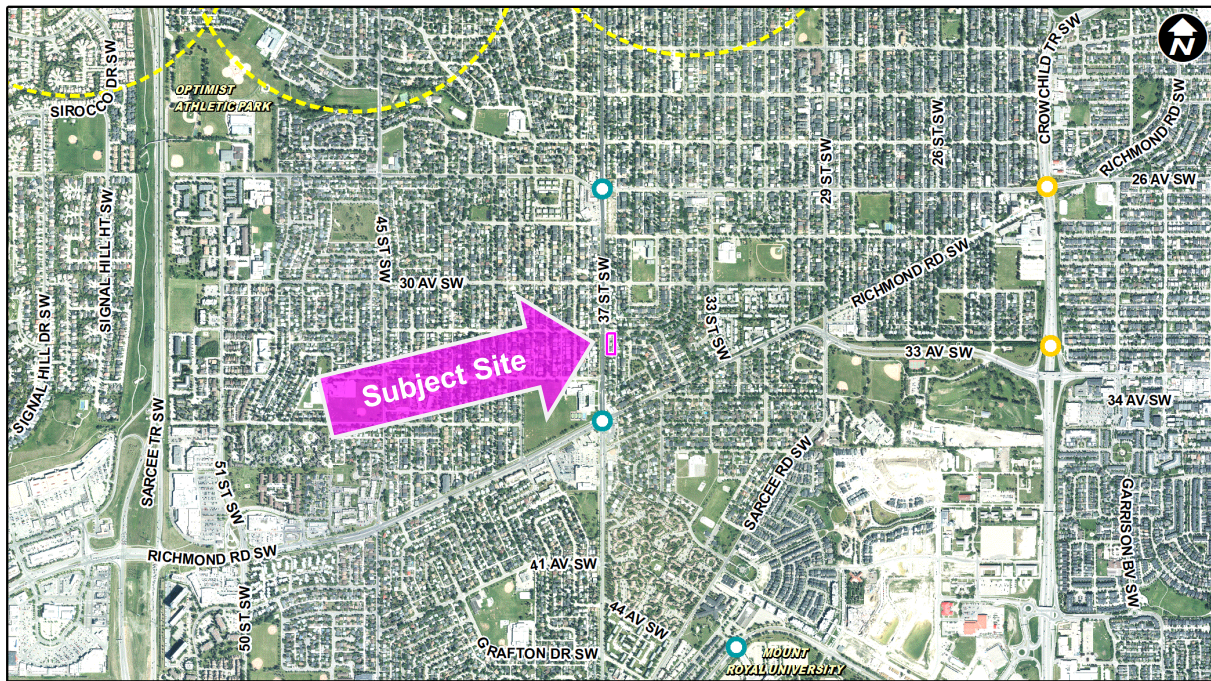
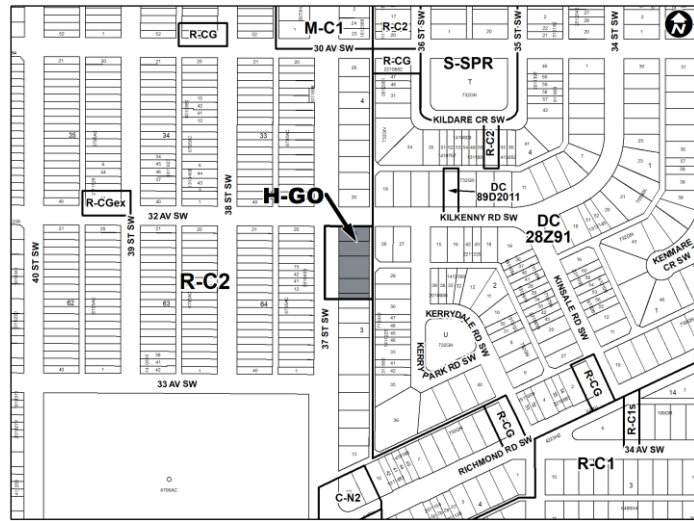
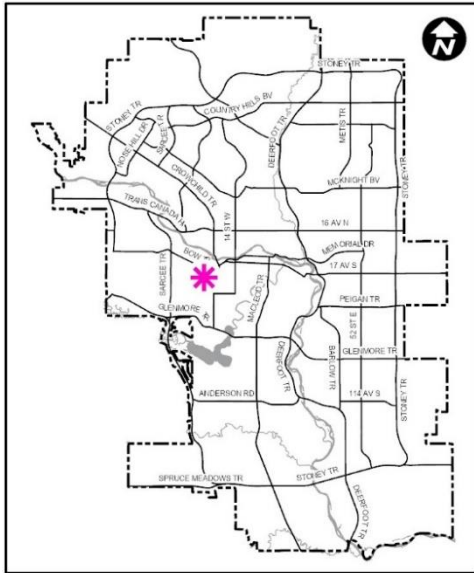
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

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

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the Residential – Grade-Oriented Infill (R-CG) District.

Planning Evaluation

Land Use

The existing 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 Housing – Grade Oriented (H-GO) District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms including rowhouse, townhouse and stacked townhouse units. In the H-GO District, development scale and intensity are managed through a combination of:

- a maximum floor area ratio (FAR) of 1.5 that allows for a total developable area of approximately 3,513 square metres (37,814 square feet);
- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure a functional courtyard amenity space;
- a maximum building height of 12.0 metres; and,
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite.

This site is appropriate for the proposed H-GO District as it meets the location criteria established in the Land Use Bylaw 1P2007 (LUB) under Section 1386 (d). The subject site is located on 37 Street SW, which is designated as Neighbourhood Connector in the *Westbrook Communities Local Area Plan* (LAP) and is appropriate for redesignation to the H-GO District.

Development and Site Design

If approved by Council, the rules of the proposed H-GO 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 to be considered while reviewing the submitted development permit include:

- ensuring an engaging built interface along both 37 Street SW and Kilkenny Road SW;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels;
- ensuring appropriate provision and design of a range of mobility options including motor vehicle parking, bicycle parking and alternate mobility storage lockers;
- accommodating appropriate waste management pick-up and storage; and,
- ensuring appropriate amenity space for residents.

Transportation

The site is a corner parcel located on the southwest corner of 37 Street SW and Kilkenny Road SW. The site fronts onto 37 Street SW, which is classified as an Arterial Road. Kilkenny Road SW is classified as a Residential Street. Vehicle access to the site will be via the existing rear laneway, typically accessed from Kilkenny Road SW.

On-street parking adjacent to the parcel is presently not located within a Residential Parking Permit (RPP) Zone. Directly adjacent to the subject parcel, 37 Street SW is currently restricted to no stopping during the peak periods of 7 a.m. to 9 a.m. and 3 p.m. to 6 p.m. The subject site is well-served by Calgary Transit. Transit stops for Route 9 (Dalhousie/Chinook Station), Route 306 (MAX Teal Westbrook/Douglas Glen) and Route 22 (Richmond Rd SW) are located within 325 metres (a five-minute walk) from the subject parcel.

Main Street upgrades were recently completed on 37 Street SW. Upgrades directly adjacent to the parcel include accessibility improvements including wheelchair ramps and tactile plates. Additionally, a multi-use pathway was installed on the east side of 37 Street SW, which forms part of the city-wide Calgary's Pathway and Bikeway Network (5A) network. The multi-use pathway traverses directly in front of the parcel, providing access to the Bow River Pathway System.

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 site is located within the Development Residential – Inner City area and a Neighbourhood Main Street area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The proposal complies with the MDP which encourages grade-oriented housing as a transition from higher density on the corridor to its lower-density surroundings.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has proposed the following climate measures on the submitted development permit application:

- rough-ins for solar panels in all buildings (except garages);
- rough-ins for electric vehicle chargers;
- drought resilient landscaping;
- aerial barrier seals (except garages) to lower the exchange air rates and ensure more energy efficient buildings (both for heating and cooling); and,
- low maintenance exterior finishings.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighborhood Connector category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Low building scale policies support a broad range of ground-oriented building forms, including single-detached, semi-detached, rowhouses, townhomes and stacked townhomes. The proposed land use amendment is in alignment with applicable policies of the LAP.