

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry at the southwest corner of 28 Avenue SW and 27 Street SW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 38 metres deep. The site is currently developed with a single detached dwelling and a rear detached garage that accesses 28 Avenue rather than the rear lane.

Surrounding parcels to the south and west are designated as Direct Control (DC) District ([Bylaw 29Z91](#)) with development consisting of a mix of single detached and semi-detached dwellings. To the east across 27 Street SW is a three-storey, four-unit rowhouse building on a parcel designated as Residential – Grade-Oriented Infill (R-CG) District. Several corner parcels within walking distance along 28 Avenue SW and Richmond Road SW have also been redesignated to the R-CG District to allow for rowhouse developments.

The Killarney/Glengarry Community Association site and a public open space is located north of the subject site across 28 Avenue SW. Killarney School and the former Viscount Bennett High School are approximately 600 metres (a 10-minute walk) to the west and east of the site. There are also neighbourhood retail stores located on a parcel designated Commercial – Neighbourhood 1 (C-N1) District, approximately 400 metres (a seven-minute walk) to the south of the site.

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](#).



Previous Council Direction

On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide. As this site is currently designated as Direct Control (DC) District, it was not included in the bylaw.

Planning Evaluation

Land Use

The existing Direct Control (DC) District ([Bylaw 29Z91](#)) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80. The purpose of the district is to accommodate low-density development on larger parcels. The DC District allows for single detached, semi-detached and duplex dwellings with a maximum building height of 10 metres and a maximum density up to 2 dwelling units on the subject site.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. 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 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

If this application is approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

As this is a corner parcel, factors to be considered through any future development permit application would include, but are not limited to:

- ensuring an engaging building frontage interface along both streets; and
- mitigating shadowing, overlooking and privacy concerns with adjacent parcels.

Transportation

Pedestrian access to the subject site is from the sidewalks on 28 Avenue SW and 27 Street SW, which are both residential streets. The site is well served by Calgary Transit with a bus stop serving Route 6 (Killarney/26 Avenue SW) located approximately 240 metres (a four-minute walk) on 26 Avenue SW. The subject site is 200 metres (a three-minute walk) south and 200 metres (a three-minute walk) west of the 26 Avenue SW and 26 Street SW on-street bikeways respectively. Currently there are no parking restrictions along 28 Avenue SW or 27 Street SW.

Environmental Site Considerations

No environmental concerns were noted, and no reports were required for this land use.

Utilities and Servicing

Sanitary, stormwater and water servicing are available for connection on 27 Street SW. Stormwater servicing is also available from the rear lane. Offsite levies are applicable to this lot.

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" areas on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The Developed Residential - Inner City area encourages redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

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 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 corner parcels near transit areas, Main Streets, or adjacent to schools, parks, or open spaces. The proposed land use amendment is in alignment with applicable policies of the LAP.