

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Killarney/Glengarry and located on the south side of 26 Avenue SW, in the middle of the cul-de-sac along 31 Street SW. The parcel is a mid-block site and is approximately 0.10 hectares (0.25 acres) in size with a limited frontage of approximately 11 metres due to the lot orientation within the cul-de-sac, with depths of 49 and 32 metres on both sides. The site is currently developed with a one-storey single detached dwelling and a detached garage accessed from the front/north end of the property. Vehicular access is also available from the rear lane.

Surrounding developments within the cul-de-sac and south across the lane consist mainly of single detached and semi-detached dwellings designated as Direct Control (DC) District ([Bylaw 28Z91](#)). There are also parcels within 50 metres (a one-minute walk) north of the site and along 26 Avenue SW that are designated Housing Grade-Oriented (H-GO) District in alignment with the *Westbrook Communities Local Area Plan* (LAP), following Council's decision on citywide rezoning on 2024 May 14 that came into effect on 2024 August 06. This parcel and similar surrounding parcels were not captured as part of this work as it was located within a DC District.

Nearby amenities include various commercial uses southwest and southeast of the intersection of 26 Avenue SW and 33 Street SW which are within 200 metres (a three-minute walk) of the site, along with the Killarney Elementary School which is 300 metres (a five-minute walk) west of the site. The parcel is also located within 400 metres (a seven-minute walk) east of the Killarney/Glengarry Community Association.

Community Peak Population Table

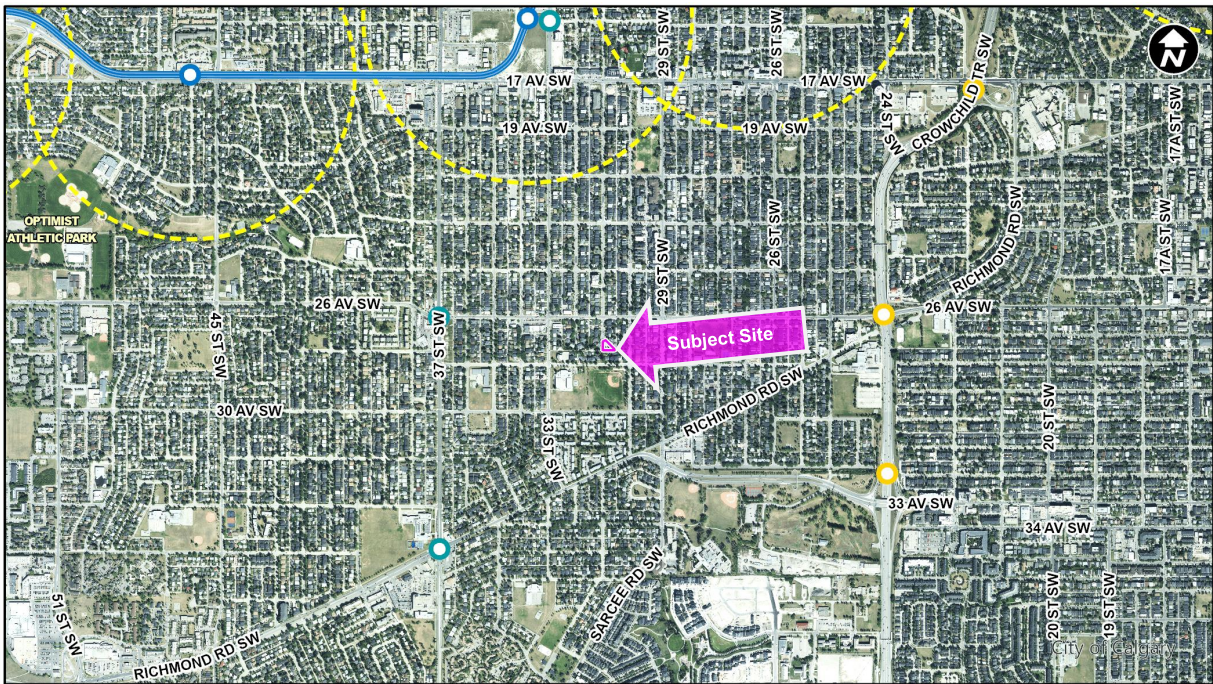
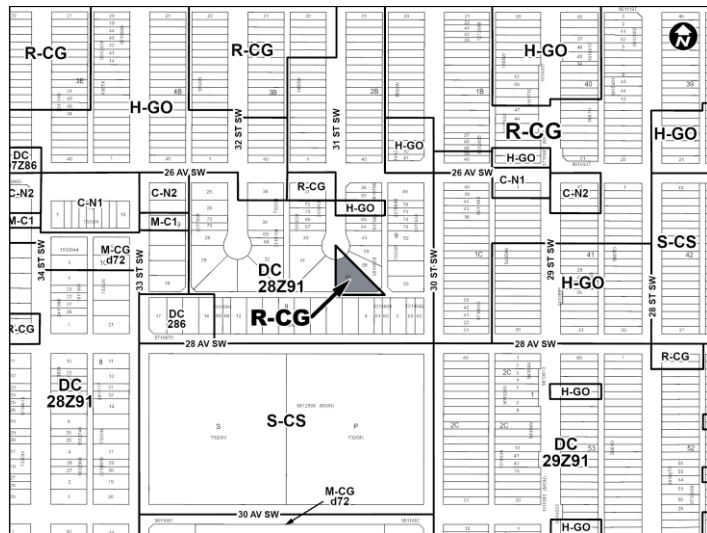
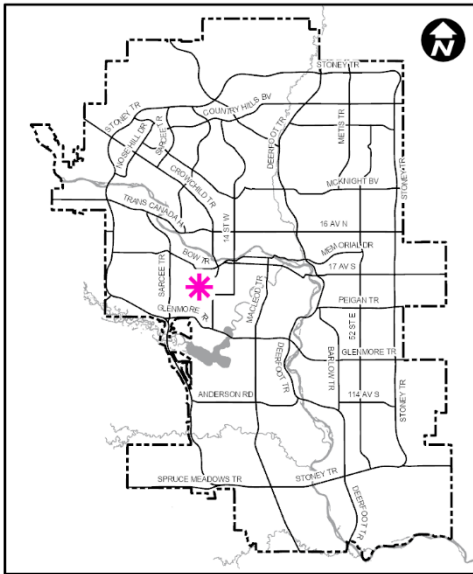
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

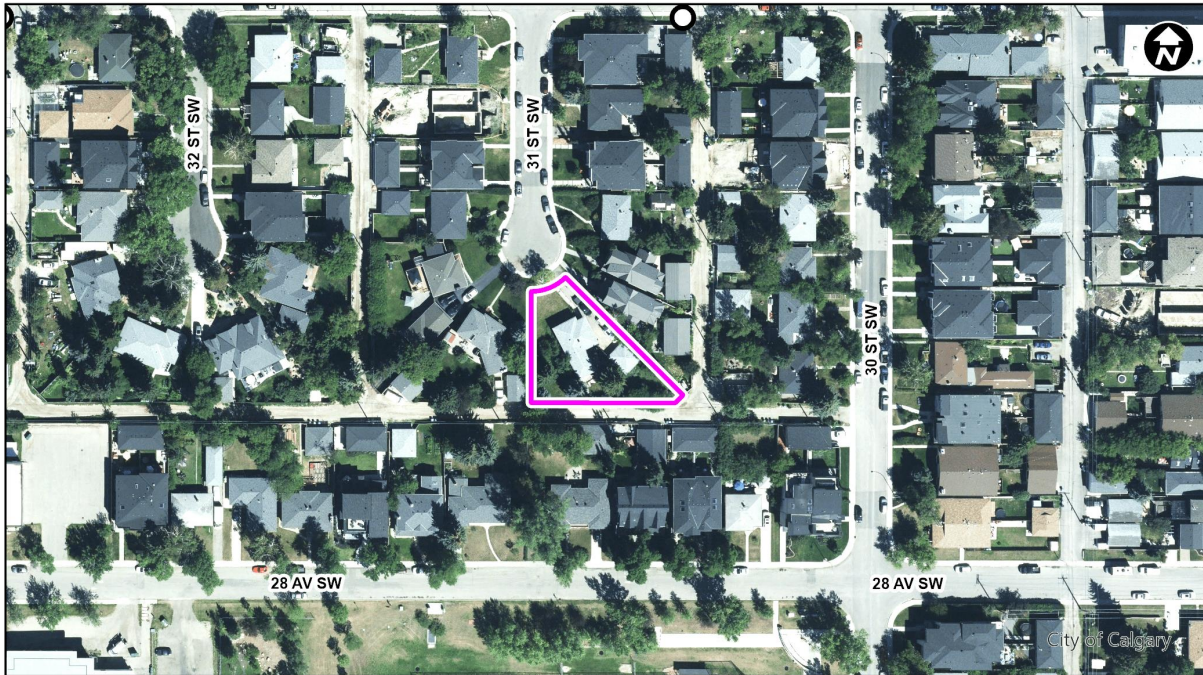
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 28Z91](#)) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80. This DC District is intended to accommodate a maximum of two dwelling units in the form of single detached, semi-detached or duplex dwellings. The DC District also includes specific minimum lot width and lot area requirements and includes a maximum building height of 10.0 metres. Secondary suites are not allowed in this DC District as secondary suite is not a use within the 2P80 Land Use Bylaw.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low density housing forms than the existing DC District, including single detached, semi-detached, duplex dwellings, townhouses and rowhouse. The R-CG District also allows for a maximum building height of 11.0 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area of the subject site, this would allow up to seven dwelling units. The site geometry would limit the number of potential units on the site and the development proposals would also be subject to the policies of the LAP, which provides further guidance and direction regarding built form.

Secondary suites (one per dwelling unit) are also allowed in the R-CG District where townhouses and rowhouses are proposed and does not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite. Where a development application does not propose a rowhouse or a townhouse, a backyard suite may

also be accommodated separately or in addition to a secondary suite on the site and is subject to the rules of Land Use Bylaw 1P2007.

Development and Site Design

If this redesignation is approved by Council, 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, parcel coverage and parking. Given the specific policy context of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring the proposed built form aligns with the LAP policies;
- the layout and configuration of dwelling units;
- ensuring an engaging built interface along 31 Street SW;
- mitigating shadowing, overlooking and privacy concerns;
- lane access and parking provisions;
- waste collection and impact mitigation; and
- appropriate location of landscaping and amenity space including the protection of existing healthy trees.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 31 Street SW. The site is serviced by Route 6 (Killarney/26 Av SW) with respective bus stops located within 150 metres (a two-minute walk) of the site. Route 6 provides service through Killarney/Glengarry running east and westbound along 26 Avenue SW.

Vehicular access to the site is currently provided off a driveway from the street. Any future redevelopment of the site would likely require this access be closed and relocated exclusively off the rear lane. The subject site is not located within a residential street parking permit zone and on-street parking is unrestricted along 31 Street SW within the cul-de-sac.

There are dedicated bicycle lanes along the north and south sides of 26 Avenue SW which forms part of the existing on street bikeway path within the Always Available for All Ages and Abilities (5A) Network.

A Transportation Impact Assessment (TIA) or parking study was not required for the proposed land use amendment.

Environmental Site Considerations

There are no known environmental concerns with the proposed land use amendment application at this time.

Utilities and Servicing

Water, sanitary and storm sewer main connections are available from 31 Street SW. Details of the site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any 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 parcel is located within the 'Developed Residential – Inner City' area as identified on Map 1: Urban Structure in 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 delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies, as the application complies with relevant land use policies that recognize the predominantly low-density residential nature within these communities and supports retention of housing stock or moderate intensification in a form that respects the scale and character of the neighbourhood.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) program and actions. 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 site is subject to 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 is typically characterized by buildings of three storeys or less, where building mass may be limited above the second storey in Neighbourhood Local areas. Policies also provides further guidance and direction within the Limited Scale area to be considered during the development permit process, including secondary suites, which may be accommodated and are not considered a unit. The LAP contains policies on where building forms of three or more units are appropriate.

The proposed R-CG District aligns with the policies of the LAP.