

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the southwest community of Killarney/Glengarry along 31 Street SW. The parcel is approximately 0.06 hectares (0.14 acres) in size measuring approximately 15 metres wide and 36 metres deep. The laned parcel is located mid-block and is currently developed with a single detached dwelling and a detached garage.

Surrounding development is primarily characterized by a mix of single and semi-detached residential buildings of one to two storeys with some rowhouse and multi-family developments in the area. Directly north is a semi-detached dwelling. Within 200 metres (a three-minute walk) southwest of the subject site is a commercial development located on a parcel designated as Commercial – Neighbourhood 1 (C-N1) District. The subject site is located within 250 metres (a three-minute walk) from Killarney School (Grades K-6), and within 600 metres (about a seven-minute walk) from Holy Name School (Grades K-6) and the Glendale and Glenbrook Shopping Centres.

Community Peak Population Table

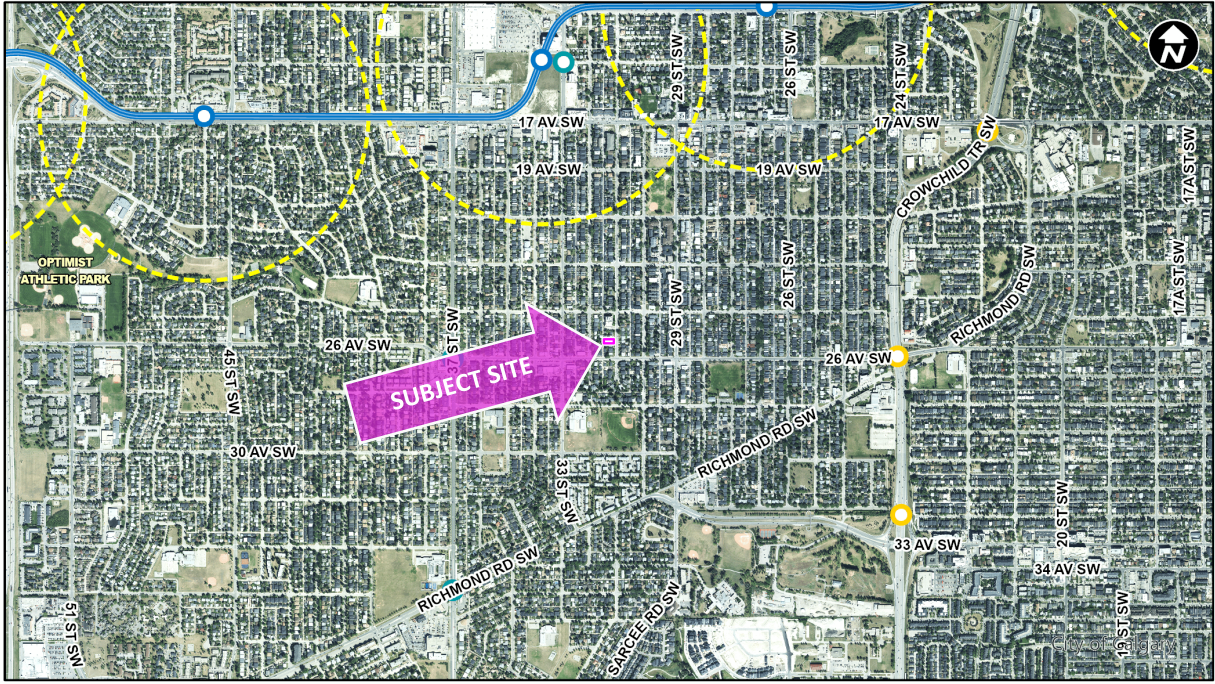
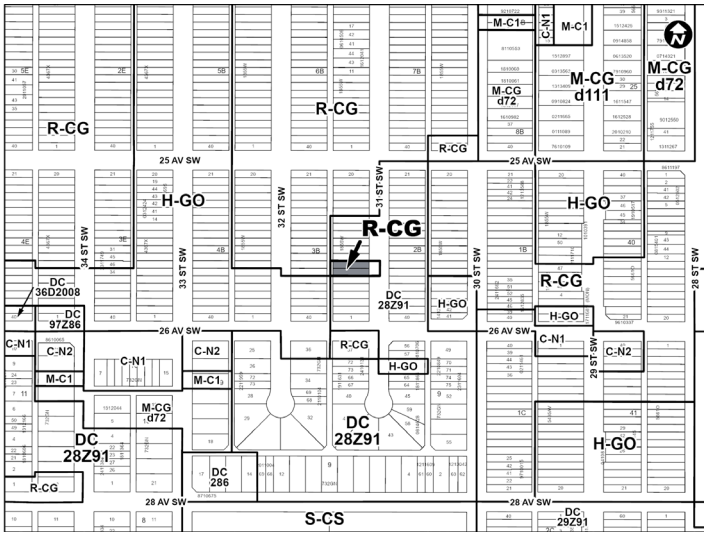
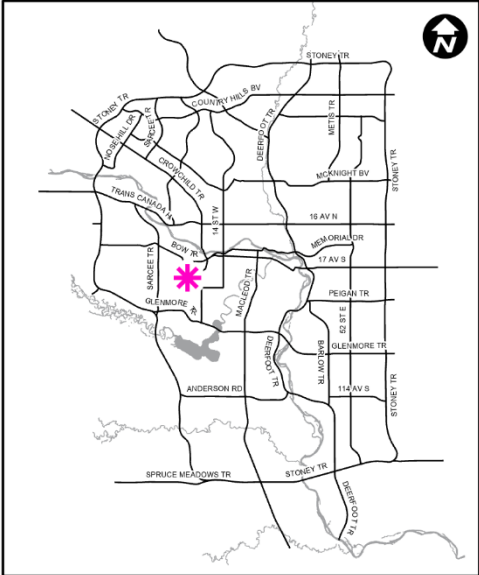
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

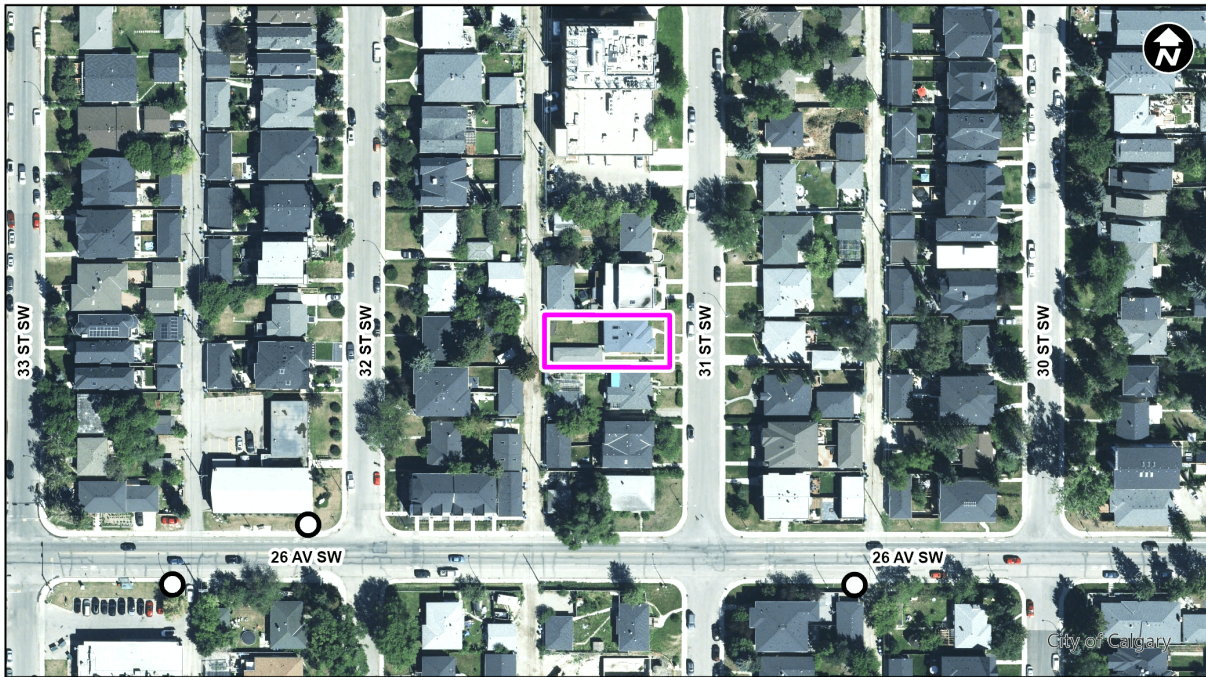
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 subject parcel is currently designated as a Direct Control (DC) District ([Bylaw 28Z91](#)), which is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80. This DC accommodates low density development in the form of single detached, semi-detached and duplex dwellings. With this current designation, the subject parcel can accommodate a maximum building height of 10 meters and a maximum density of two dwelling units. Secondary suites and backyard suites are not listed uses within the Direct Control District as these uses were not included in the 2P80 Land Use Bylaw.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a broader 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 height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area of the subject site, this would allow for up to four dwelling units.

Secondary suites (one backyard suite and 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

The rules of the proposed R-CG District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that are being considered during the review of the development permit application include the following:

- interface with the lane;
- building massing and relationship with the adjacent residential parcels to the east; and
- mitigating shadowing, overlooking and privacy concerns

Transportation

The subject site is located along 31 Street SW, which is classified as a Residential Street, and in close proximity to 26 Avenue SW, which is classified as a Collector Road.

Pedestrian connectivity in the neighborhood is provided through the existing sidewalks on 31 Street SW, and on 26 Avenue SW, which provides access to the greater area.

The site is served by the cycling infrastructure of the Always Available for All Ages & Abilities (5A) Network, with an existing on-street bikeway along 26 Avenue SW, which connects west to the 37 Street SW pathway and the greater 5A Network. On-street improvements are taking place along 26 Avenue SW for all users, including cycling and pedestrian, through the 26 Avenue Mobility Improvement Project.

The proposed development is located within close proximity to transit service with the east/westbound Route 6 (Killarney/26 Av SW) transit stops located within 175 metres of the site (about a three-minute walk) on 26 Avenue SW. The northbound MAX Teal transit stop is located within 600 metres (a seven-minute walk) on 37 Street SW.

Vehicular access to the subject site is anticipated to be provided from the rear lane. On-street parking is available on 31 Street SW with no current parking restrictions.

Environmental Site Considerations

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

Utilities and Servicing

Water and sanitary servicing are available for connection adjacent to the subject site from 31 Street SW. Storm connection is not available adjacent to the subject site.

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 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 development 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 are being explored and encouraged through the development permit review.

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 urban form category (Map 3: Urban Form) with a **Low Scale – Modified** building scale modifier (Map 4: Building Scale), which allows for up to **four** storeys. Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. **Low Scale – Modified accommodates developments that are four storeys or less. This modifier includes forms such as single-detached, semi-detached, duplex, rowhouse residential development, apartments, stacked townhouses, stand-alone or mixed-use buildings.** The proposed land use amendment is in alignment with the applicable policies of the LAP.