

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney-Glengarry, on the east side of 31 Street SW. The size of the subject site is approximately 0.06 (0.14 acres) and is approximately 15 metres wide by 35 metres deep. The existing development on the site is a single detached dwelling with a rear detached garage with rear lane access. The applicant intends to legalize an existing secondary suite.

Surrounding development is characterized by single detached dwellings designated as Direct Control (DC) District ([Bylaw 28Z91](#)) and Residential – Grade-Oriented Infill (R-CG) District and Housing – Grade Oriented (H-GO) District parcels to the north, east and west.

Amenities are available within 1200 metres (a 15-minute walk) from the subject site. These include the Killarney Glengarry Community Association, Killarney School, Holy Name School, and the Killarney Aquatic and Recreational Centre. Retail and shopping areas are located along 17 Avenue SW and are approximately 900 metres (a 12-minute walk) from the site.

Community Peak Population Table

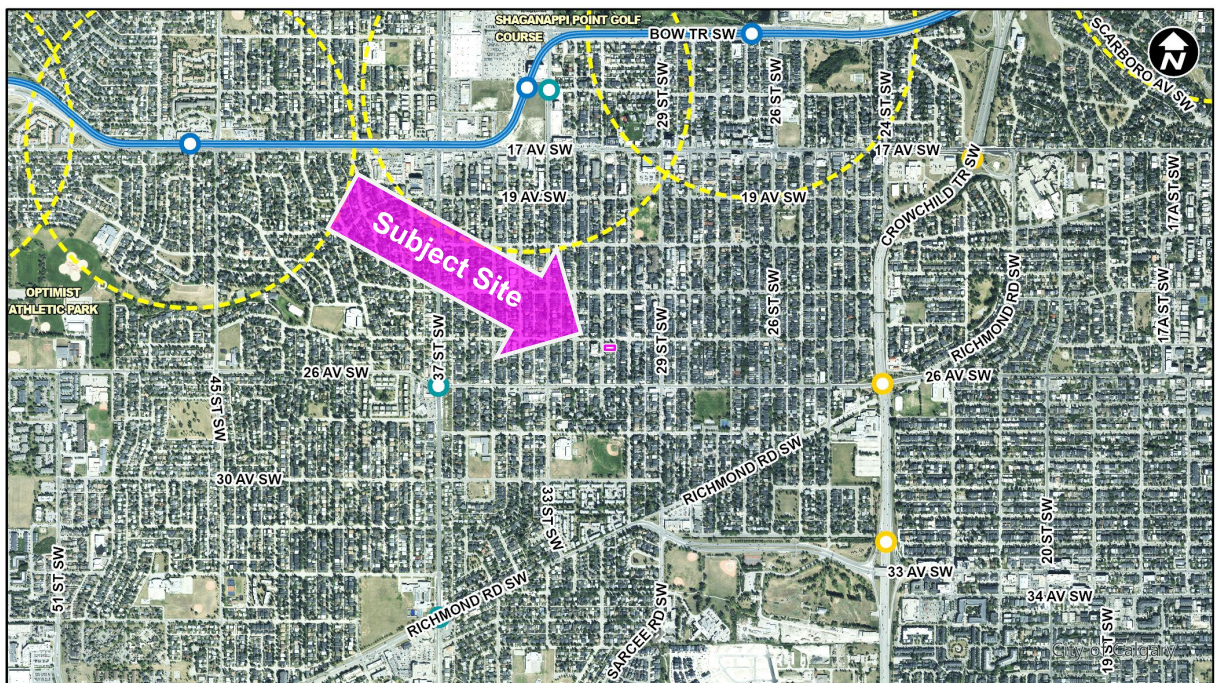
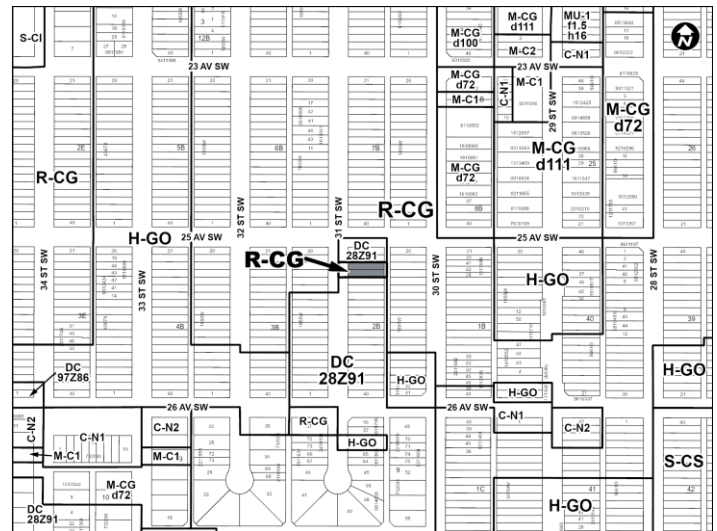
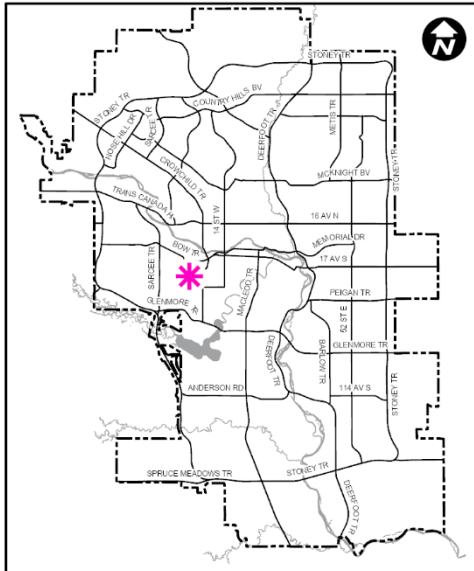
As identified below, the community of Killarney-Glengarry reached its peak population in 2019.

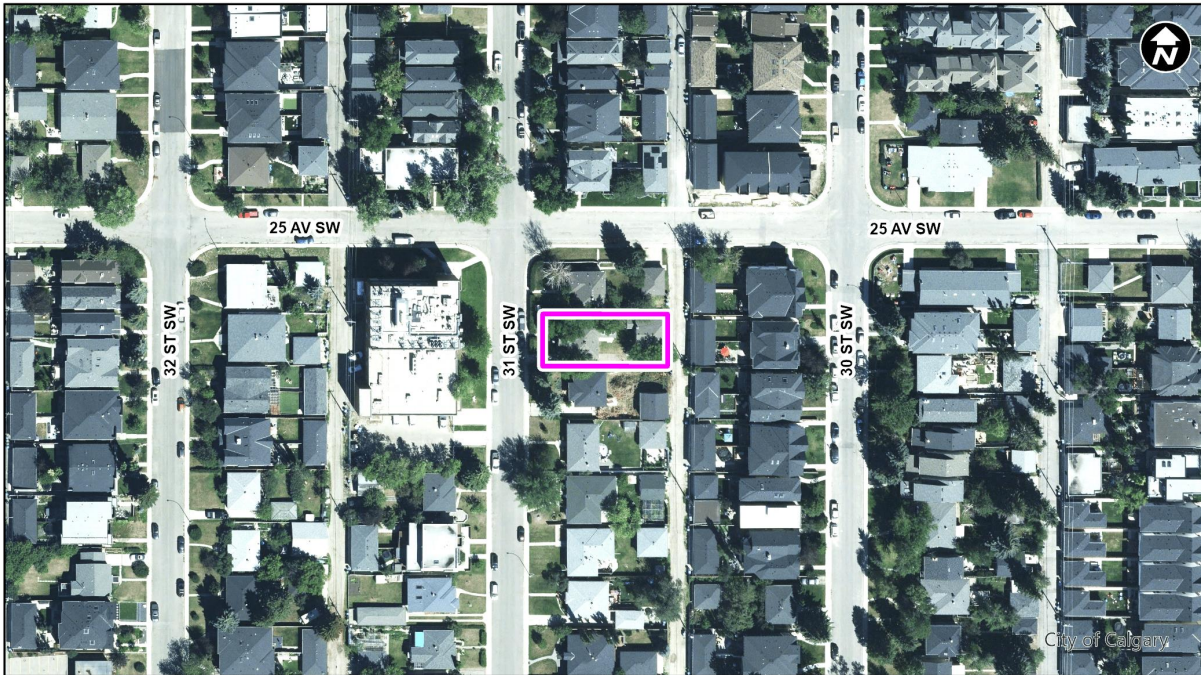
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,920
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

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 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 and duplex dwellings with the additional permitted use of studio suite, which is equivalent to a backyard suite in Land Use Bylaw 1P2007. The DC District also includes specific minimum lot width and lot area requirements and includes a maximum building height rule of 9.0 metres. Secondary suites are not a listed use in this DC District.

The proposed R-CG District allows for a broader range of low-density housing forms such as single detached, semi-detached, duplex dwellings, cottage housing clusters and rowhouse buildings. The R-CG District allows for a maximum building height of 11.0 metres.

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 stall per dwelling unit and secondary suite in the community of Killarney-Glenarry.

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 and parking. Given the specific context of this subject site, additional items that will be considered through the development permit process include, but are not limited to:

- the layout and configuration of the dwelling unit and secondary suite; and
- lane access and parking provision.

Transportation

Vehicular access to the site is from the adjacent residential lane. The area is served by Route 6 (City Centre). The bus stops are located 300 metres (a four-minute walk) south of the site on 26 Avenue SW. The subject site is 1.3 kilometres (an 18-minute walk) from the Westbrook LRT Station.

A Transportation Impact Analysis is not required to support the land use redesignation application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services exist to the site. Servicing requirements will be further determined at the time of development.

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 Residential Developed - Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies indicate a range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches. The proposal is in alignment with the MDP.

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 (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 Limited Scale Modifier recognizes that single-detached housing will continue to be a desirable housing form within Neighbourhood Local Area. The LAP speaks to primarily residential uses in the area and encourages a range of housing types, including allowing for Secondary Suites where they are currently permitted by the Land Use Bylaw.