

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Killarney/Glengarry and is located on the NE corner of the intersection of 28 Avenue SW and 26 Street SW. The site is approximately 0.09 hectares (0.22 acres) in size with dimensions of approximately 23 metres wide and 38 metres deep. The existing development on the site is a single detached dwelling with a rear detached garage accessed from the rear lane.

The surrounding development is characterized primarily by residential uses in the form of single detached and semi-detached dwellings designated as Direct Control (DC) District ([Bylaw 29Z91](#)) based on R-2 Residential Low Density District from the previous Land Use Bylaw 2P80. East of the site are townhouse-style buildings designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District and Residential – Grade-Oriented Infill (R-CG) District respectively.

Nearby amenities within 850 metres (a 12-minute walk) from the subject site include Killarney School (grades kindergarten to six), Richmond School (grades kindergarten to six), North Point School for Boys (grades kindergarten to nine), Killarney Glengarry Community Association, Richmond Knob Hill Community Association, Richmond Green Baseball Diamonds, Richmond Green Playground, and Currie Reservoir Disc Golf Course. The site is also 500 metres (a seven-minute walk) from a variety of neighbourhood commercial services located along 28 Street SW and 31 Avenue SW respectively.

Community Peak Population Table

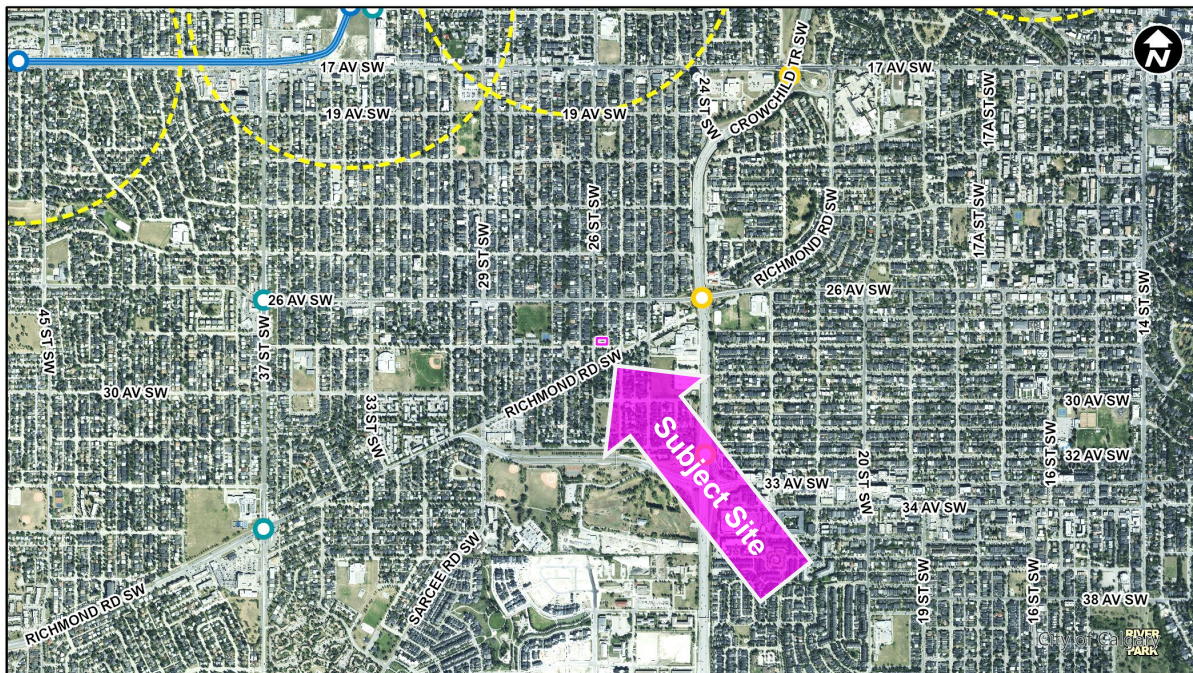
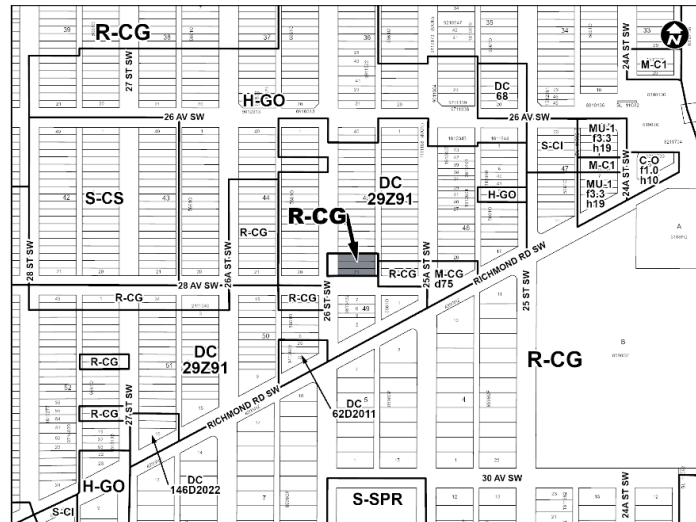
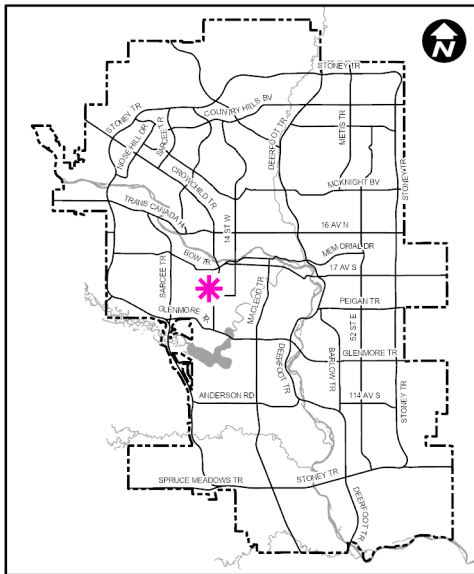
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

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 defined by Land Use Bylaw 2P80. The DC District is intended to accommodate development in the form of single detached, semi-detached and duplex dwellings with a maximum building height of 10.0 metres. The DC District includes specific minimum lot width and lot area requirements. Secondary suites are not a listed use in the District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouse and townhouse buildings. 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 for up to six dwelling units.

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

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 the site, additional items that would be considered through a development permit process include, but are not limited to:

- mitigating shadowing, overlooking and privacy concerns with neighbouring parcel;
- ensuring appropriate built form and height with the surrounding context;
- providing an engaging built interface along 28 Avenue SW and 26 Street SW; and
- ensuring appropriate provision and design of a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers.

Transportation

The subject site fronts on to a collector road (26 Street SW), and sides on to a residential road (28 Avenue SW). There is an existing curb cut on 28 Avenue SW that is to be closed and rehabilitated at the developer's expense, at the time of redevelopment, and all vehicular site access is to come from the lane.

The subject site is approximately 210 metres (a three-minute walk) from an eastbound bus stop for Route 6 (Killarney/26 Av SW) that provides service through South Calgary, Lower Mount Royal, the Beltline, and then on to the Downtown core. A westbound bus stop for Route 6 (Killarney/26 Av SW) is approximately 250 metres (a four-minute walk) from the site which provides service through Glenbrook, Signal Hill, and on to the Westhills bus loop.

The site is within Residential Parking zone "T", and there are no parking restrictions on 26 Street SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm utilities are available to service the 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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City on Map 1: Urban Structure of 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 deliver incremental benefits to climate resilience. The proposal aligns with the policies of the MDP.

Calgary Climate Strategy (2022)

The 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 (LAP) (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as Neighbourhood Local urban form category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for buildings of up to three storeys. The Neighbourhood Local, Limited Scale policies in the LAP support building forms that contain three or more residential units on parcels with rear lanes in the following areas:

- within transit station area Core Zones and Transition Zones;
- along a street identified as a Main Street or separated by a lane from a parcel along a Main Street;
- on corner parcels; or,
- adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares.

The subject site has a rear lane and is a corner parcel. Therefore, the proposed land use amendment and the anticipated development described in the applicant statement are in alignment with the applicable policies of the LAP.