

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry along the west side of 34 Street, between 28 Avenue SW and 30 Avenue SW. It is a mid-block parcel approximately 0.06 hectares (0.14 acres) in area with dimensions of approximately 15 metres wide and 36 metres deep. The site is currently developed with a one storey single detached dwelling with rear lane access.

Surrounding development is primarily characterized by low density 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.

The site is within close proximity to two schools within 100 metres (two-minute walk); Holy Name School to the west, and Killarney School to the east. The site is also 100 meters (two-minute walk) from an open space located to the southwest.

Community Peak Population Table

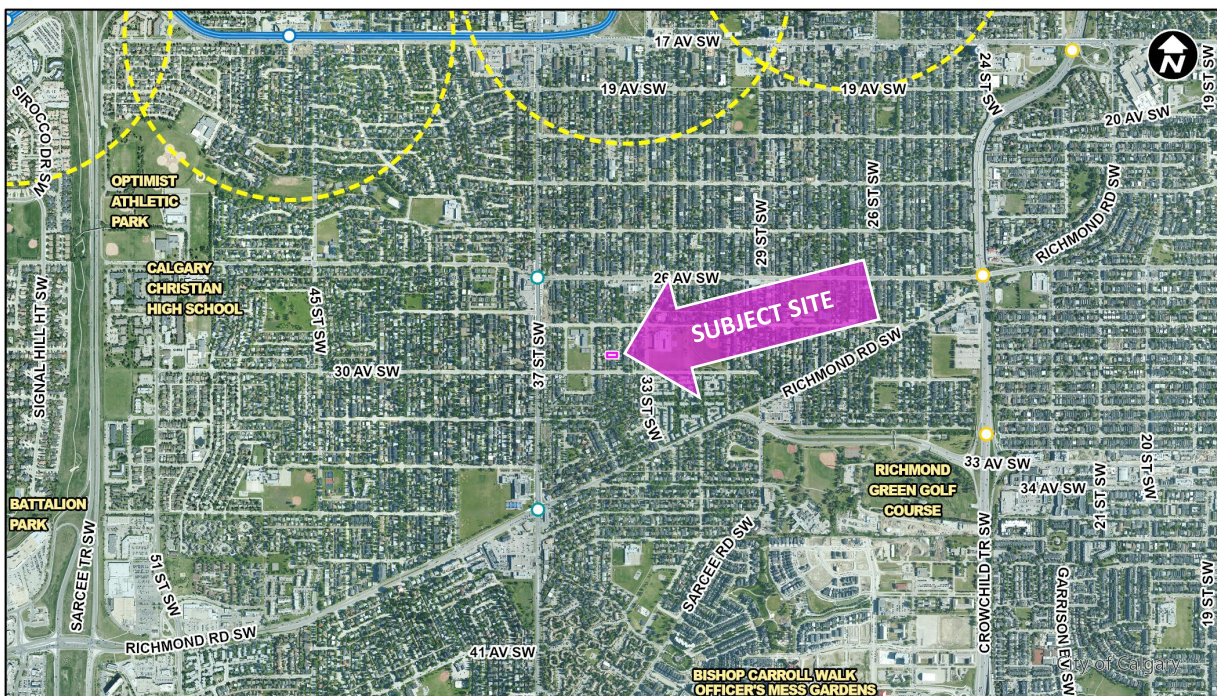
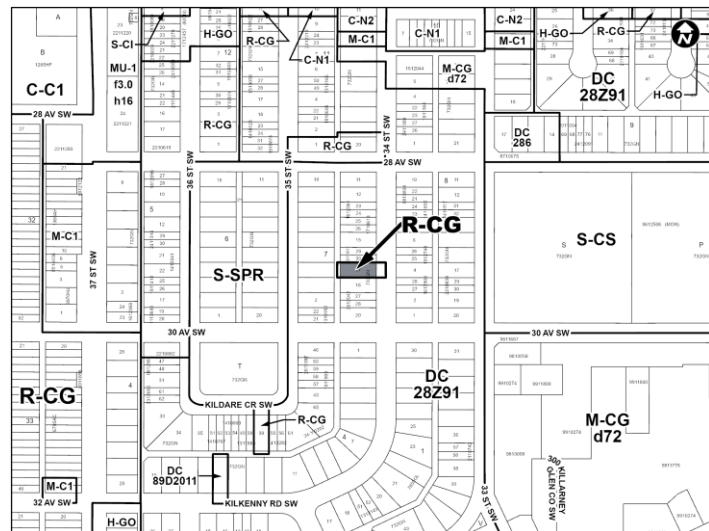
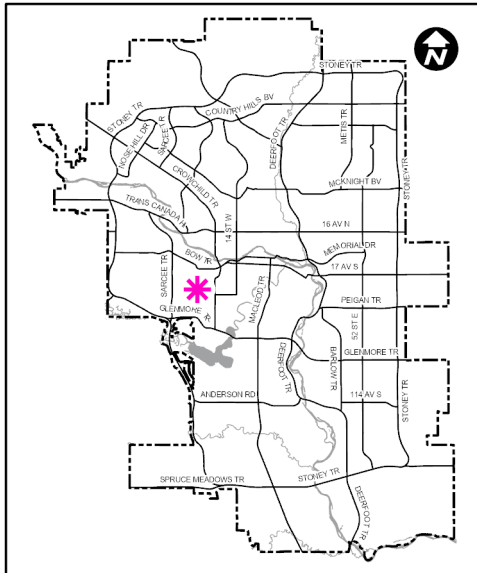
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

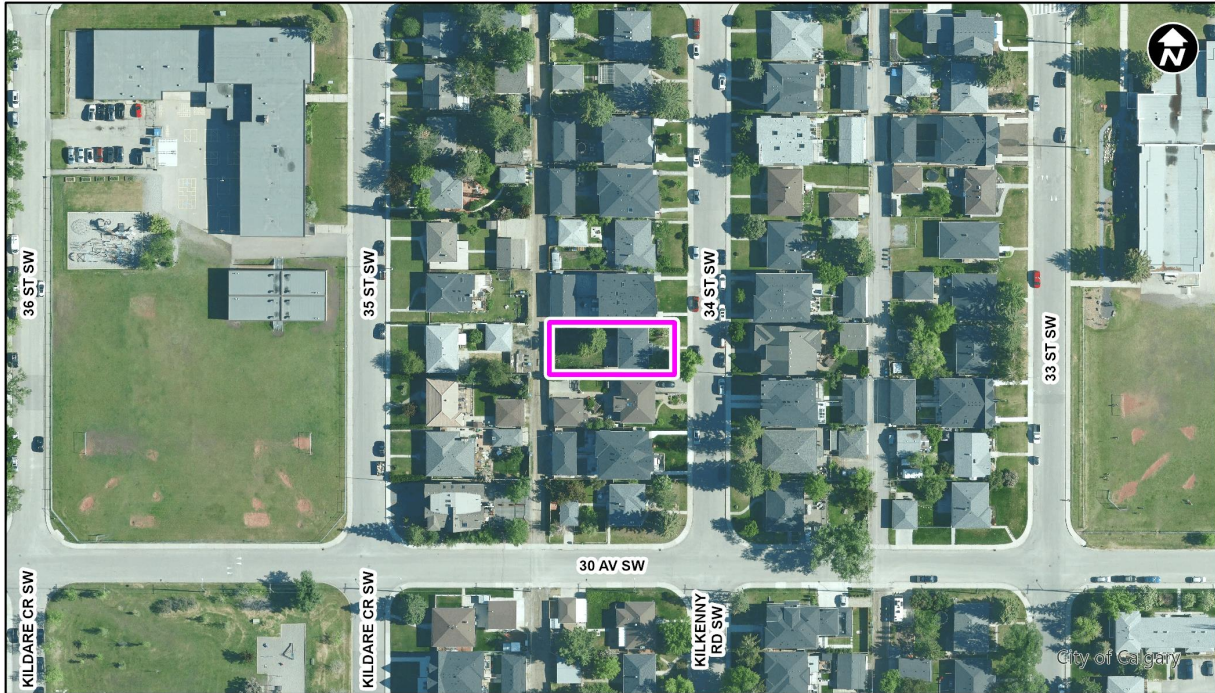
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,920
2021 Current Population	7,920
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2021 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 Residential Low Density (R-2) District of Land Use Bylaw 2P80. It accommodates development in the form of single detached, semi-detached, and duplex dwellings and allows a maximum building height of 10.0 metres. The DC District establishes minimum lot width and area requirements and does not include secondary suites or backyard suites as allowable uses.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms including single detached, semi-detached, duplex dwellings, rowhouses, and townhouses. The R-CG district allows for a maximum building height of 11 metres (approximately three storeys), and a maximum density of 75 dwellings per hectare. Based on the subject site parcel area, this would allow up to four dwelling units. The subject site is within the Neighbourhood Local urban form category, with the Limited Building Scale Modifier area of the *Westbrook Communities Local Area Plan* (LAP).

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 secondary suite.

Development and Site Design

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

- ensuring appropriate built form, design, layout, and configuration of a backyard suite;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels; 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 onto 34 Street SW, a designated local street, with vehicular access from the rear lane. Pedestrian access is provided via the sidewalk along 34 Street SW. An existing on-street bikeway along 26 Avenue SW is located approximately 200 metres (a three-minute walk) to the north of the site.

The subject site is approximately 200 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 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 the Westhills bus loop.

The site is currently not within a Residential Parking Permit zone, and on-street parking is unrestricted along 34 Street SW.

Environmental Site Considerations

No environmental concerns have been identified at this time.

Utilities and Servicing

Water, sanitary and storm utilities are available to service the site. Details of site servicing will be further determined at the time of a subsequent 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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). This application aligns with the applicable MDP policies that encourage redevelopment and modest intensification of inner-city communities that is compatible with the established pattern of development, and results in more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has considered developing an energy efficient backyard suite that meets the Passive House Building certification and supports electric vehicle charging capabilities. This supports Program Pathway F: Zero emission vehicles – Accelerate the transition to zero emissions vehicles of the Climate Strategy.

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 development up to three stories. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The proposed land use amendment is in alignment with the *Westbrook LAP*.