

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 May 07**

**ISC: UNRESTRICTED
CPC2018-0245
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**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2040 – 29
Street SW (LOC2018-0010)
Bylaws 33P2018 and 148D2018**

EXECUTIVE SUMMARY

This application was submitted by Civicworks Planning + Design on 2018 January 11 on behalf of the landowner, Clara Leblanc. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the uses already allowed (e.g. single-detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed R-CG designation.

The proposed R-CG District is a residential designation intended to accommodate grade-oriented development in the form of rowhouse buildings, duplex dwelling, semi-detached dwellings and cottage housing clusters.

A minor map amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal is in conformance with the ARP as amended and with applicable policies of the *Municipal Development Plan*.

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ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

- 1) **ADOPT**, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 3); and
- 2) Give three readings to the proposed bylaw.

Moved by: A. Palmiere

Carried: 6 – 0

Absent: J. Gondek

- 3) **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2040 – 29 Street SW (Plan 5661O, Block 9, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
- 4) Give three readings to the proposed bylaw.

Moved by: A. Palmiere

Carried: 6 – 0

Absent: J. Gondek

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 33P2018 and 148D2018; and

1. **ADOPT** the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 33P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2040 – 29 Street SW (Plan 5661O, Block 9, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 148D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

Site Context

The subject parcel is located in the community of Killarney/Glengarry, on the northeast corner of 29 Street SW and 21 Avenue SW. Surrounding development consists of low-density residential in the form of single detached dwellings and medium-density residential in the form of multi-residential development. The subject parcel is approximately 250 metres south of the Killarney Aquatic and Recreation Centre and is directly across the street from an open space.

The site is 0.06 hectares (0.14 acres) in size with approximate dimensions of 15 metres by 38 metres. The site is currently developed with a single detached dwelling and a single-vehicle rear detached garage that is accessed from the lane.

As identified in *Figure 1*, the community of Killarney/Glengarry reached its peak population in 2015 with 7,677 residents. The current population for the community is 7,423, a decline of 256 residents from peak population.

Figure 1: Community Peak Population

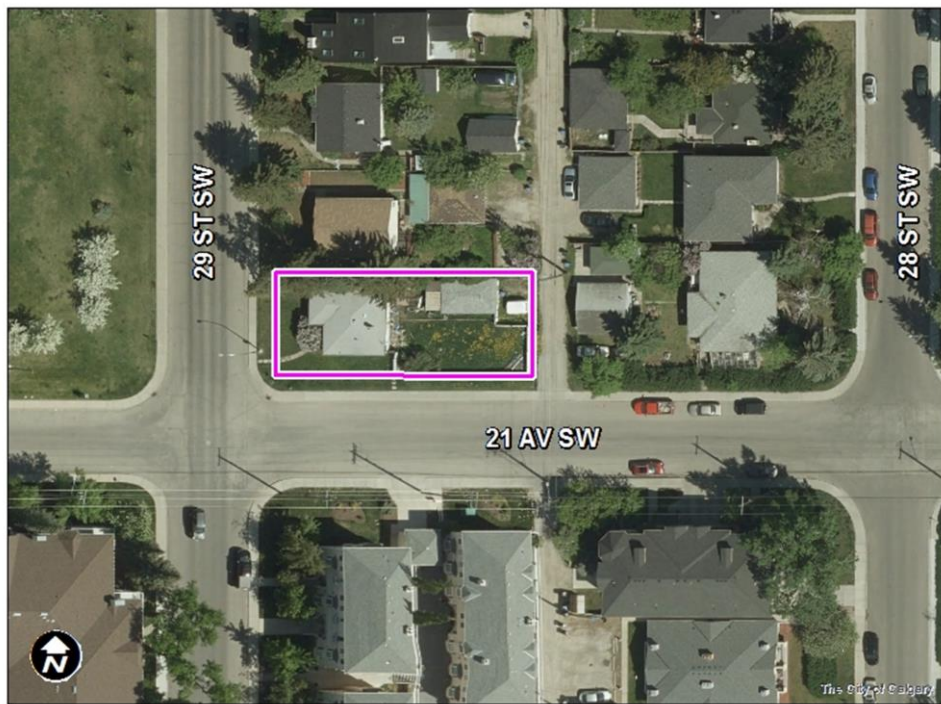
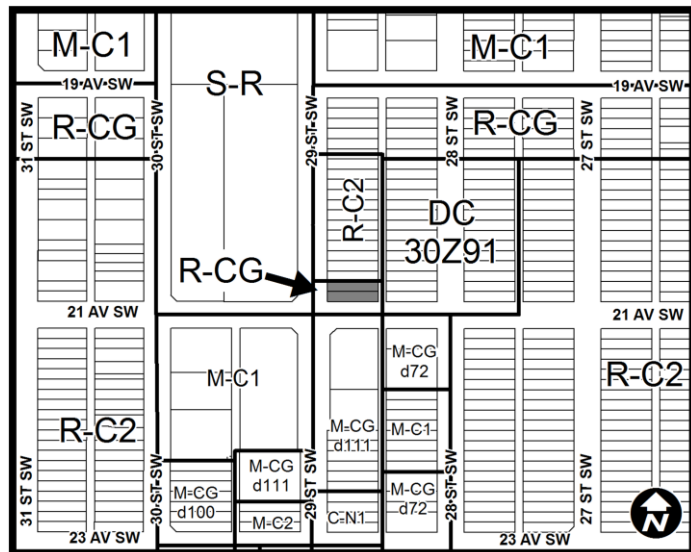
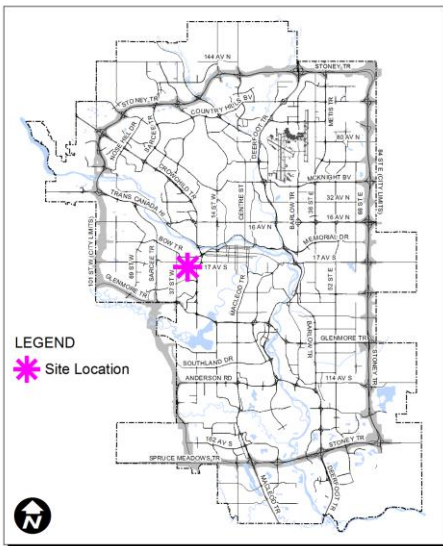
Killarney / Glengarry	
Peak Population Year	2,015
Peak Population	7,677
2017 Current Population	7,423
Difference in Population (Number)	- 256
Difference in Population (Percent)	-3.3%

Source: The City of Calgary 2017 Civic Census.

Additional demographic and socio-economic information may be obtained online through the [Killarney/Glengarry](#) community profile.

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Location Maps



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest density increase of inner-city parcels of land and allows for development that will be compatible with the low-density residential character of the existing neighbourhood. This proposal requires a minor ARP amendment but is in conformance with applicable higher-level policies as discussed in the Strategic Alignment section of this report.

A development permit application (DP2018-0422) for redevelopment of the subject parcel was submitted on 2018 January 31. The application proposes a four unit rowhouse development and is currently under review.

Land Use

The subject property is currently designated under the Residential – Contextual One/Two Dwelling (R-C2) District which is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the city. The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where the façade of each dwelling unit must directly face a public street. At the maximum permitted density of 75 units per hectare, this site could accommodate up to four dwelling units.

The R-CG District also allows for a range of other low-density housing forms such as single-detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls, when proposed in the R-CG district, provided they are below 45 square metres in size.

Infrastructure

Transportation Networks

The parcel is located within 550 metres of Westbrook Station and approximately 300 metres from bus service along 17 Avenue SW. Route 2 offers service to the Downtown Core and to both Westbrook and Shaganappi Stations.

Utilities and Servicing

Water connection, sanitary and storm sewer mains are available to service the subject site. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The Killarney/Glengarry Community Association was circulated on this application. The Association responded with a letter of support for the redesignation on 2018 February 08. (Attachment 2).

Administration also received two letters of opposition to the proposed redesignation. Reasons stated for opposition are summarized as follows:

- concerns that allowing rowhouses would reduce the mix of housing by eliminating single detached dwellings; and
- concerns over the allowable building height of 11 metres.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposed redesignation to be appropriate. The proposal conforms to relevant policies of the *Municipal Development Plan* for moderate intensification of developed areas and encourages broader range of housing types.

Engagement

The applicant, Civicworks Planning + Design, engaged surrounding neighbours and adjacent property owners via hand delivered postcards. The postcards outlined the proposed land use redesignation and referenced a corresponding project website. In addition to the postcards, the applicant placed signage on-site that outlined the proposed land use change and encouraged interested community members to submit feedback.

No public meetings were held by the applicant or Administration in association with this application.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

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Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density.

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1985)

The subject site is within the Conservation/Infill area on Map 2 of the *Killarney/Glengarry Area Redevelopment Plan* (ARP). The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, duplex and structures containing no more than two units. To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Townhousing (Attachment 3).

The proposed amendment to the ARP is deemed appropriate given the intent and contextual nature of the proposed R-CG District.

Location Criteria for Multi-Residential Infill (Non-statutory – 2014)

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as R-CG allows for a building form comparable to other “multi-residential” developments.

The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The proposed land use aligns with the majority of the criteria. The site is a corner parcel across the street from an open space area and multi-residential development. The parcel is within 300 metres of the Primary Transit Network and approximately 550 metres from Westbrook Station. Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

Social, Environmental, Economic (External)

The proposed land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. An Environmental Site Assessment was not required for this application.

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Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of inner-city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Killarney/Glengarry Community Association Comments
3. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan
4. Proposed Bylaw 33P2018
5. Proposed Bylaw 148D2018
6. Public Submissions