

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23**

**ISC: UNRESTRICTED
CPC2018-0693
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**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 – 29
Street SW, LOC2018-0078, Bylaws 47P2018 and 221D2018**

EXECUTIVE SUMMARY

This application was submitted by Kelvin Hamilton Architecture on 2018 April 10 on behalf of the landowners, Gregory Ball and Marvis Olson. The application proposes to change the designation of 2639 – 29 Street SW from the Residential – Contextual One/Two Dwelling (R-C2) District to the Commercial – Neighbourhood 1 (C-N1) District to allow for:

- small scale commercial developments;
- opportunities for residential uses to occur on upper floors;
- a maximum building height of 10 metres (no changes from current maximum height);
- building that is in keeping with the scale of nearby residential areas; and
- the uses listed in the proposed C-N1 designation

The proposed C-N1 District is a commercial designation intended to accommodate small scale street oriented commercial development with opportunities for residential uses to occur on upper floors while keeping with the scale of the established neighborhood.

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

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, in accordance with Administration's recommendation (Attachment 3); and
2. Give three readings to the proposed Bylaw.

Moved by: E. Woolley

Carried: 7 – 0

3. **ADOPT** by bylaw the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 2639 – 29 Street SW (Plan 1855W, Block 1B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Commercial – Neighbourhood 1 (C-N1) District; and
4. Give three readings to the proposed Bylaw.

Moved by: E. Woolley

Carried: 7 – 0

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**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE
14:**

That Council hold a Public Hearing on Bylaws 47P2018 and 221D2018; 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 47P2018.
3. **ADOPT** the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 2639 – 29 Street SW (Plan 1855W, Block 1B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Commercial – Neighbourhood 1 (C-N1) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 221D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

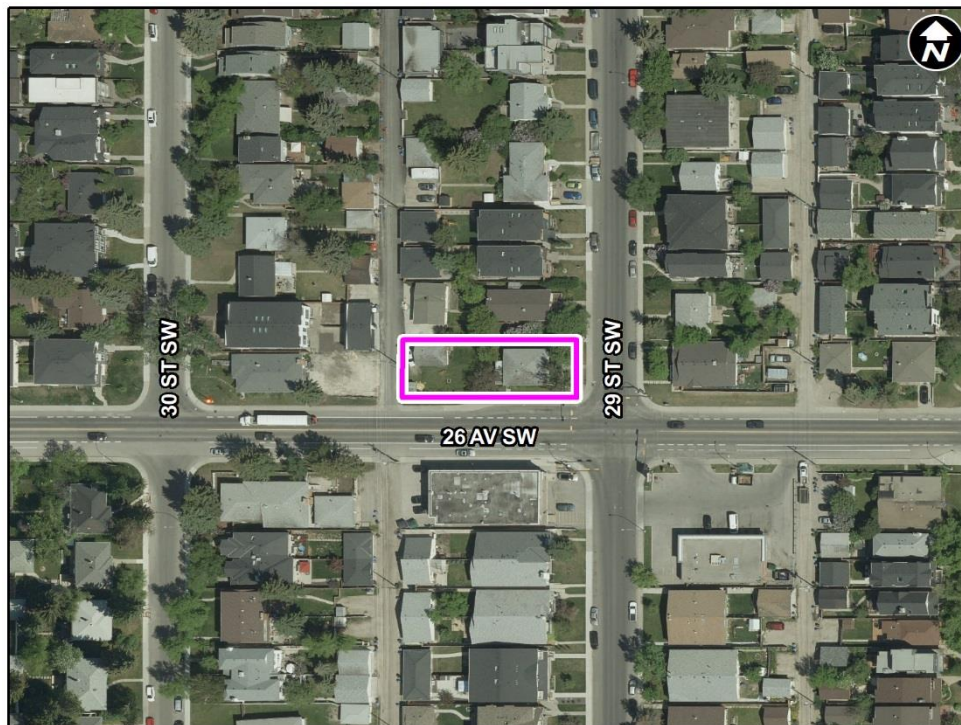
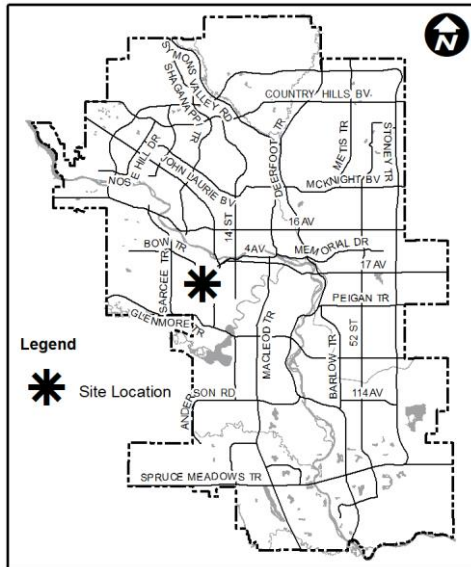
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BACKGROUND

Location Maps



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Site Context

The subject parcel is located in the community of Killarney/Glengarry at the northwest corner of 26 Avenue SW and 29 Street SW. Surrounding development consists of low-density residential in the form of single detached and semi-detached dwellings, and local commercial in the form of retail and consumer services.

The area is largely designated under the R-C2 district, though a variety of districts including M-CG, C-N1, C-N2 and S-CS exist within one block of the site. The subject parcel is approximately 230 metres northwest of the community association building with open space and 400 metres northeast from the Killarney Elementary School. Neighborhood commercial developments are across the street and lane from the site.

The site has an area of 0.07 hectares (0.17 acres) with approximate dimensions of 15 metres in width by 45 metres in length. The site is developed with a single detached house with the detached garage accessed from the rear lane.

As identified in *Figure 1*, the community of Killarney/Glengarry reached its peak population in 2015 with a total of 7,677 residents. The current population is 7,423, a decline of 254 residents from peak population.

Figure 1: Community Peak Population

Killarney / Glengarry	
Peak Population Year	2015
Peak Population	7,677
2017 Current Population	7,423
Difference in Population (Number)	-254
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.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed redesignation would ensure the parcel supports a mix of neighbourhood commercial uses while being compatible with the scale of the surrounding residential areas that maintain the objective of the Commercial section outlined in the *Killarney/Glengarry Area Redevelopment Plan*. Further information on how this proposal aligns with applicable policies is found in the Strategic Alignment section of this report.

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Land Use

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas intended for single detached, semi-detached and duplex housing. The district allows for maximum of two dwelling units and a maximum building height of 10 metres.

The proposed Commercial – Neighbourhood 1 (C-N1) District is a neighbourhood commercial designation intended for street oriented small scale commercial development with opportunities for residential units in the upper floors of a building. The district is limited to parcels with less than 1.2 hectares in site area. The maximum building height of 10 metres and a maximum floor area ratio of 1.0 ensures compatibility with adjacent residential developments.

Other land use districts such as MU-1, MU-2 and M-X1 were considered but ruled out due to height and scale. MU-1 and MU-2 are typically intended for development with 4 to 10 storeys located in commercial streets and M-X1 allows a maximum building height of 14 metres (approximately 4 storeys).

Development in a C-N1 District typically takes the form of small scale neighbourhood commercial on the main floor with dwelling units on the upper floor, vehicular access from the lane, and landscape screening for site abutting low-density residential.

Infrastructure

Transportation Networks

The subject site is located at the corner of two collector roads with designated bicycle lanes available along 26 Avenue SW.

The site is located approximately 445 metres from primary transit service at Richmond Road SW. Route 6 bus stop, that offers services to the downtown core and the Westbrook LRT station, is located next to the site. Vehicular access is available from the rear lane and street parking is restricted along 26 Avenue SW.

Utilities and Servicing

Water, sanitary and storm sewer main are available from 29 Street SW and 26 Avenue SW. Existing infrastructures can accommodate the potential development without the need for off-site improvements at this time.

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.

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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 and it provided a letter of support to the proposed land use designation with comments related to development permit and the new area redevelopment plan currently being developed.

Administration also received one letter of support and one letter of opposition citing the following reasons:

Comment in Support:

- Appropriate location for a commercial with residential development as it faces the corner of 2 busy intersections (29 Street and 26 Avenue SW).

Comments in Opposition:

- Setbacks, privacy, massing and shadowing concerns;
- Notice posting on their site is having a negative impact on my property;
- No one wants to live next to a commercial site; and
- Will support M-CG rowhouse instead of C-N1

Administration considered all comments received and has determined the proposal to be acceptable. The design of the site, including provision of on-site parking, shadow, setbacks and the commercial uses will be reviewed through the development permit.

Engagement

The applicant engaged the Killarney/Glengarry Community Association and discussed the land use application and future development prior to formal submission. No public meetings were held in association with this application.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

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

Municipal Development Plan (Statutory, 2009)

The subject site falls within the Inner City area as identified on Map 1 of the *Municipal Development Plan* (MDP). There are several MDP policies which support the proposed area redevelopment plan amendment and land use redesignation. These include policies regarding the development of complete communities, creating neighbourhood commercial in close proximity to residential developments, revitalization of local communities by adding population

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and a mix of commercial and service uses, and ensuring a mix of land uses surrounding in close proximity to transit

Killarney/Glengarry Area Redevelopment Plan (Statutory, 1985)

The subject site is identified as a Conservation/Infill on Map 2 – Land Use Policy in the area redevelopment plan. The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, duplex and structures.

To accommodate the proposed C-N1 District, a minor amendment to Map 2 is required to change the land use category of the subject site to Local Commercial. The purpose of the category is to accommodate commercial development that is compatible with the scale of the surrounding neighbourhoods. The proposed amendment to the ARP is deemed appropriate given the intent of the proposed C-N1 District.

It should be noted that Administration is currently undertaking a renewal of the ARP – as approved by Council in the 2018 Planning and Development work program. The new area redevelopment plan is in the early stage of gathering input from community and stakeholders to better assess policy direction.

Social, Environmental, Economic (External)

The recommended land use allows for a wide range of street oriented neighbourhood commercial development and the ability for residential units on the upper floors. As such, the proposed district provides opportunity that may better accommodate housing needs of different age groups, lifestyles and demographics while providing local amenities for community residents.

No environment site assessment was required for this application.

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 application.

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REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with applicable policies of the *Municipal Development Plan*. The proposed C-N1 District is intended for small commercial developments that are in keeping with the scale of nearby residential areas. The proposal allows for limited use sizes and types of development that has the ability to provide dwelling units on the upper floors while being compatible with the established neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Killarney/Glengarry Community Association Comments
3. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan
4. Calgary Planning Commission Member Comments
5. Proposed Bylaw 47P2018
6. Proposed Bylaw 221D2018
7. **Public submissions**