

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 September 10**

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CPC2018-0786
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**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2715 – 28
Avenue SW, LOC2018-0084, Bylaws 58P2018 and 228D2018**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by RNDSQL on 2018 April 18 on behalf of the landowner Wendy Malcolm. The application proposes to change the designation of this property from DC Direct Control District (Bylaw 29Z91) to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached homes, semi-detached and duplex homes);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG designation.

A minor map amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is in keeping 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 (Attachment 3); and
2. Give three readings to the proposed bylaw.

Moved by: A. Palmiere

Carried: 6 – 0

3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2715 – 28 Avenue SW (Plan 5661O, Block 51, Lots 33 and 34) from DC Direct Control 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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 28:

That Council hold a Public Hearing on Bylaws 58P2018 and 228D2018; and

1. **ADOPT** the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan, in accordance with Administration's recommendation; and

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2. Give three readings to the proposed Bylaw 58P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2715 – 28 Avenue SW (Plan 5661O, Block 51, Lots 33 and 34) from DC Direct Control District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and
4. Give three readings to the proposed Bylaw 228D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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Site Context

The subject site is located in the community of Killarney/Glengarry at the intersection of 28 Avenue SW and 27 Street SW. Surrounding development is characterized by a mix of single and semi-detached homes, with the Killarney/Glengarry Community Association immediately to the north. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District and DC Direct Control District (Bylaw 29Z91) based on the 2P80 Land Use Bylaw R-2 Residential Low Density District, which is comparable to R-C2.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 by 38 metres. A rear lane exists to the east of the site. The property is currently developed with a one-storey single detached dwelling with an attached single-car garage accessed from 28 Avenue SW.

As identified in *Figure 1*, the community of Killarney/Glengarry has seen population growth over the last several years reaching its population peak in 2015. In the last two years, the community declined in population by 254 residents.

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%

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 proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Though a minor amendment to the ARP is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing DC Direct Control District (Bylaw 29Z91) is based on the 2P80 Land Use Bylaw R-2 Residential Low Density District that is primarily for single detached, semi-detached and duplex homes. The district allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four (4) dwelling units on the subject site.

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 in the R-CG District provided they are below 45 square metres in size.

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from 28 Avenue SW, 27 Street SW and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 200 metres walking distance on 26 Avenue SW providing service to downtown and the Westbrook LRT station. On-street parking adjacent to the site is non-restricted. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

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 landowners 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 landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Administration received comments from the Killarney/Glengarry Community Association (Attachment 2), pertaining to design considerations that they would like the applicant to explore as part of a development proposal.

Administration received four letters in opposition and one letter in support of the application. Reasons stated for opposition are summarized below:

- increase in height and density;
- obstruction of views to park for residents south of 28 Avenue SW;

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- will set a precedent for the area and change the character of the neighbourhood;
- should be on a collector road; and
- parking is already an issue, this will only exasperate it.

Reasons for support:

- smart use of land that contributes to the livability of the city.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed at the development permit stage.

Engagement

No public meetings were held by the applicant or Administration. The applicant posted supplementary signage on the subject site and completed a postcard drop to approximately 100 surrounding area neighbours notifying them of the land use redesignation application and directing the public to the applicant's website for additional information.

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.

Municipal Development Plan (Statutory, 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in 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 a development form that may be sensitive to existing residential development in terms of height, built form and density.

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the Conservation/Infill area as identified on Map 2: Land Use Policy in 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,

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and duplex dwellings. 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).

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

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 *Municipal Development Plan* or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel meets half of the guideline criteria for consideration of multi-residential infill, including being on a corner parcel, within 400 metres of a transit stop, adjacent to open space/community amenity and direct lane access.

Moderate intensification in this location has minimal impact on adjacent properties and is therefore considered appropriate.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing DC Direct Control District (Bylaw 29Z91) 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.

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.

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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 allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan
4. **Proposed Bylaw 58P2018**
5. **Proposed Bylaw 228D2018**