

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
 3235 Kinsale Road SW, LOC2018-0181**

EXECUTIVE SUMMARY

This application was submitted by Sinclair Signature Homes on 2018 August 10 on behalf of the landowner, Jeremy Paylor. The application proposes to change the designation of this property from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

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*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Killarney/Glengarry Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 3235 Kinsale Road SW (Plan 732GN, Block 2, Lot 1) from DC Direct Control District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

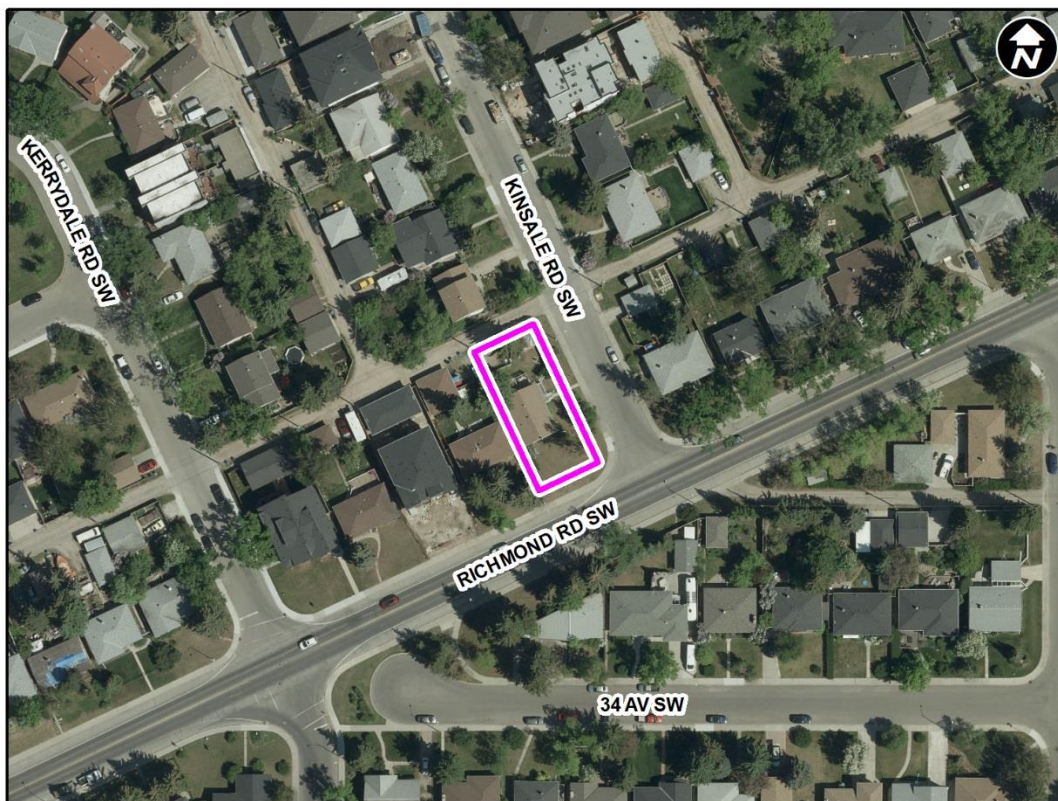
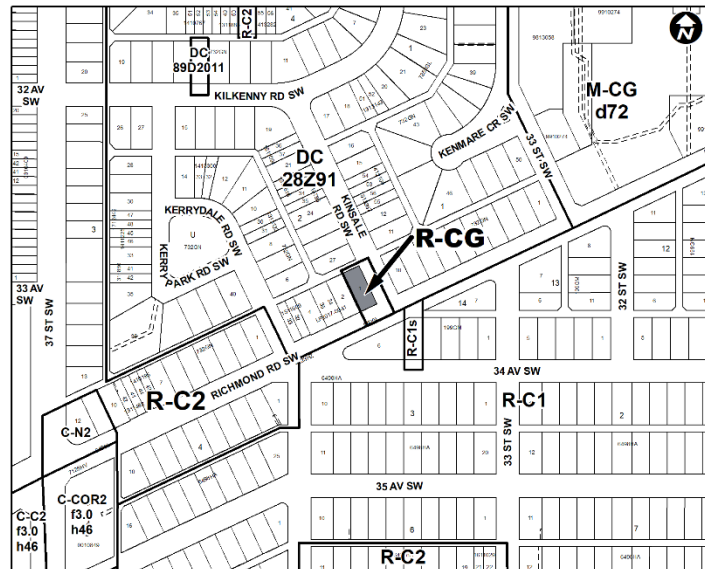
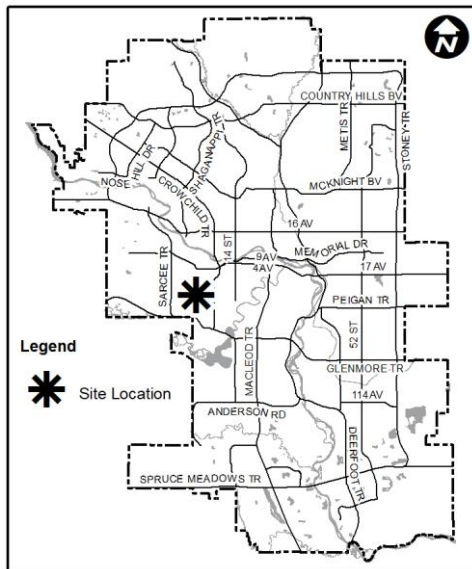
None.

BACKGROUND

This redesignation application was submitted to the City of Calgary by Sinclair Signature Homes on 2018 August 10 on behalf of the landowner, Jeremy Paylor. No development permit application has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant is intending to develop four residential units.

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Location Maps



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Site Context

The subject site is located in the community of Killarney/Glengarry at the northwest corner of Kinsale Road SW and Richmond Road SW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land uses in this area are Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District and the same Direct Control District (Bylaw 28Z91). This DC is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80 and is comparable to R-C2.

The site is 15.85 metres by 36.55 metres in size. A rear lane exists along the northwest end of the site. The property is currently developed with a one-storey single detached dwelling.

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. Between 2015 and 2017, 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	7,530
Difference in Population (Number)	-254
Difference in Population (Percent)	-3%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for development that has the ability to be compatible with the established building form of the existing neighbourhood.

Planning Considerations

The primary planning consideration in evaluation of this application was whether it aligns with the *Municipal Development Plan* and the *Killarney/Glengarry Area Redevelopment Plan*.

Land Use

The existing Direct Control District (Bylaw 28Z91) is based on the R-2 district of Land Use Bylaw 2P80. This district allows for single detached, semi-detached and duplex homes. A maximum building height of 10 metres and a maximum of two dwelling units is allowed under this district.

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The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three storey (11 metres maximum height) 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 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 the suites are below 45 square metres in size, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar.

Development and Site Design

The proposed redesignation provides guidance for site development including appropriate uses, height and building massing, landscaping and parking.

Environmental

An environmental site assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from Kinsale Road SW, Richmond Road SW and the rear lane. The subject site is approximately 350 metres from both northbound and southbound route 306 bus rapid transit (BRT) and route 72/73 bus stops. The northbound routes service the Westbrook LRT station and the southbound routes service Mount Royal University and the Heritage 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 mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

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

Following Calgary Planning Commission, notification 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.

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Administration received a letter in opposition to the application from the Killarney/Glengarry Community Association (Attachment 2) with concerns regarding applicant engagement, the volume of these types of land use amendment applications in the area and whether or not this proposed land use district will align with the new vision for Killarney under a new Area Redevelopment Plan.

Administration responded to the letter by encouraging the applicant to contact the Community Association to discuss the proposal. The applicant did contact the Community Association and there have been ongoing discussions regarding the proposal and future development permit plans. Administration did not receive any additional comments from the Community Association as a result of these discussions.

Administration received three letters in opposition to the application from citizens. Reasons stated for opposition are summarized below:

- Increase in density and building massing;
- Limited on-street parking and limited room for on-site parking;
- Increase in noise; and
- The number of waste, recycling and organics bins.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined that proposal to be appropriate. The building design, parking requirements, and the waste, recycling and organics bins will be reviewed at the development permit stage.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP) 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 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 alignment 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.

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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, 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). This amendment is supported by the MDP.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing Direct Control District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENTS

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan