

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0462

**Policy Amendment and Land Use Amendment (R-CG) in Killarney/Glengarry
(Ward 8) at 3003 – 26A Street SW, LOC2019-0031**

EXECUTIVE SUMMARY

This application was submitted by TC Design and Consulting on 2019 March 05 on behalf of the landowner Manjit Sohal. 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 the building types 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 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG designation.

This application is intended to accommodate a comprehensive redevelopment of the subject parcel. An 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*.

A development permit application (DP2019-1035) for a four-unit rowhouse building has been submitted by TC Design and Consulting on 2019 March 05 and is under review. No decision will be made on the development permit application until a decision has been rendered by Council on this land use redesignation.

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 2); 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 3003 – 26A Street SW (Plan 5661O, Block 51, Lots 1 and 2) 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.

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BACKGROUND

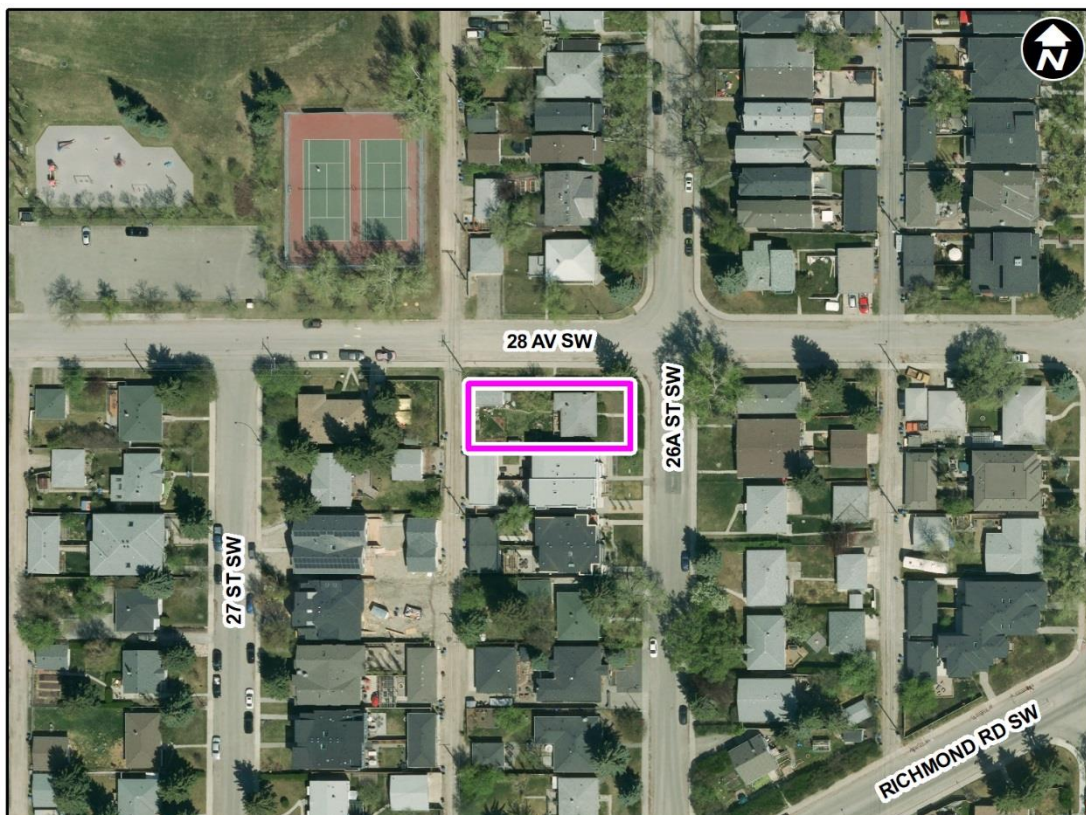
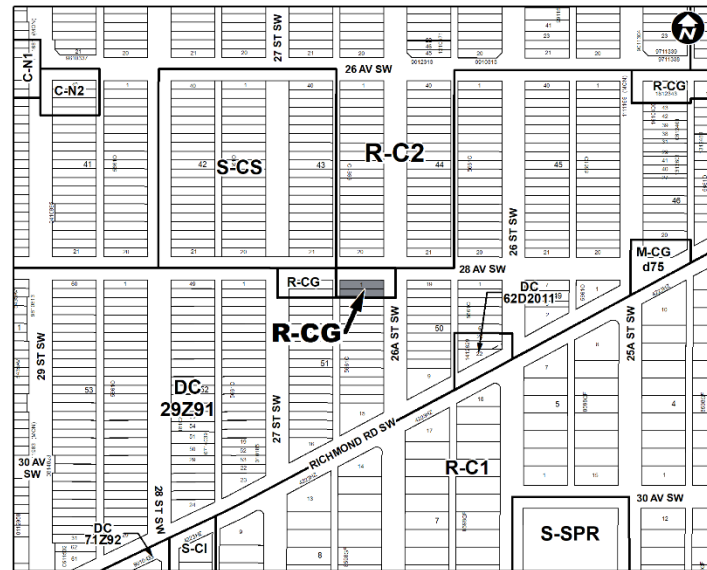
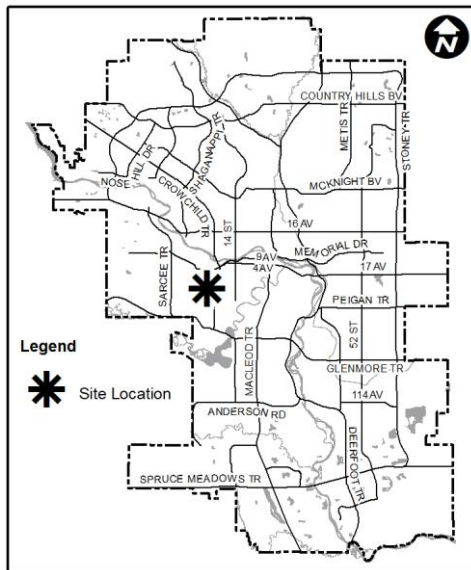
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Location Maps



Policy Amendment and Land Use Amendment (R-CG) in Killarney/Glengarry (Ward 8) at 3003 - 26A Street SW, LOC2019-0031

Site Context

The subject site is located in the community of Killarney/Glengarry at the intersection of 28 Avenue SW and 26A Street SW. Surrounding development is characterized by a mix of single and semi-detached homes. 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 the R-C2 District of Land Use Bylaw 1P2007. The site directly across the lane to the west is designated Residential – Grade-Oriented Infill (R-CG) District and has an approved and pending release rowhouse development.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres by 38 metres. A rear lane exists along the west side of the site. The property is currently developed with a one-storey single detached dwelling and rear detached garage.

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 has seen a slight decline in 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%

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.

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Planning Considerations

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 DC District is intended to prevent narrow lot subdivisions by increasing the minimum lot width and lot area dimensions for single detached dwellings to 11 metres and 348 square metres from 7.5 metres and 233 square metres respectively. The district allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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 district provides for a maximum density of 75 units per hectare which would enable 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, duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed R-CG District provide basic guidance for the future site development including appropriate uses, height and building massing, landscaping and parking.

Administration's review of the development permit will determine the ultimate building design, number of units and site layout details such as parking, landscaping, and site access.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian and vehicular access to the site is available from 28 Avenue SW, 26A 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 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.

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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.

The Killarney/Glengarry Community Association was circulated as part of this application and no response was received. A follow-up request was sent to the Community Association with no response received at the time of this report.

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

- increase in height, density, and lot coverage;
- increase in traffic and parking issues;
- decrease in property values; and
- does not fit the existing character of the area.

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.

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.

Strategic Alignment

South Saskatchewan Regional Plan (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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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and land use amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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 moderate 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 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 2).

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.

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.

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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 is 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.

ATTACHMENT(S)

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