

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Killarney/Glengarry, at the northwest corner of Richmond Road SW and 28 Street SW. The subject site is approximately 0.06 hectares in size and consists of a single detached dwelling and attached garage with lane access. The property is relatively flat with no distinct change in grade.

The subject site is mostly surrounded by a Direct Control (DC) District developed with single and semi-detached dwellings. However, to the east of the site (at the northwest corner of Richmond Road SW and 27 Street SW) is a site designated Residential – Grade-Oriented Infill (R-CG) District and developed with a five-unit rowhouse building.

Community Peak Population Table

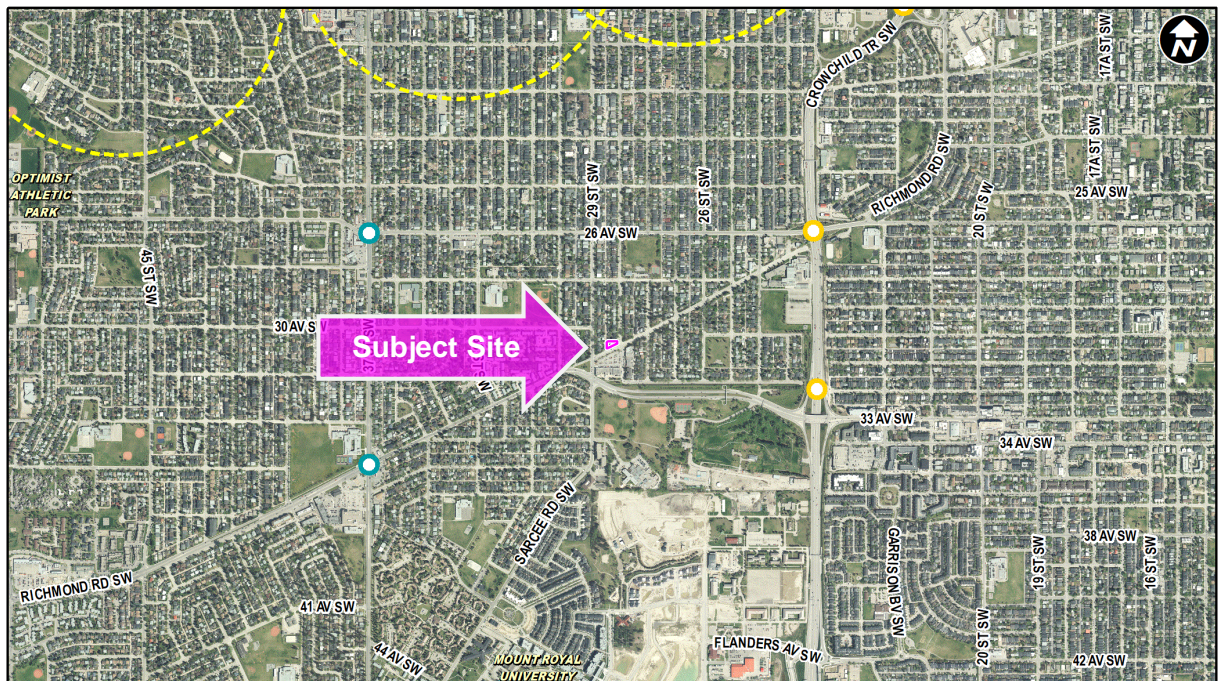
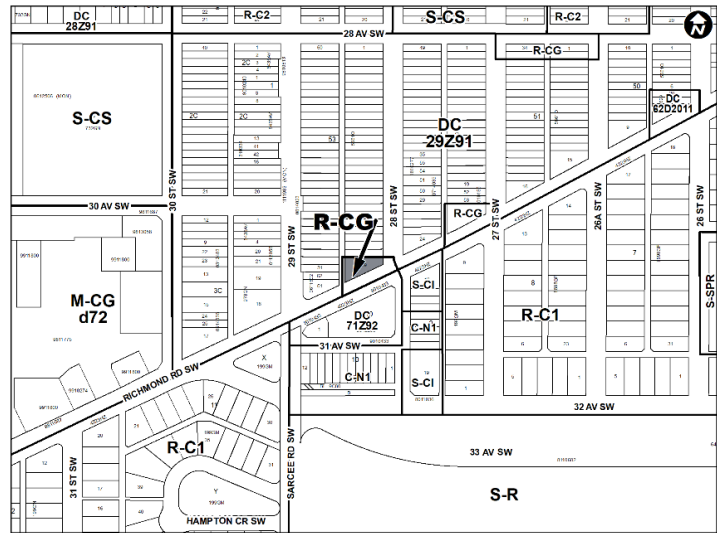
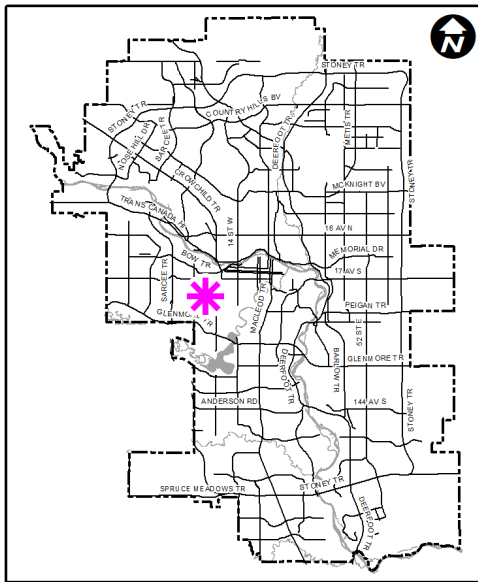
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

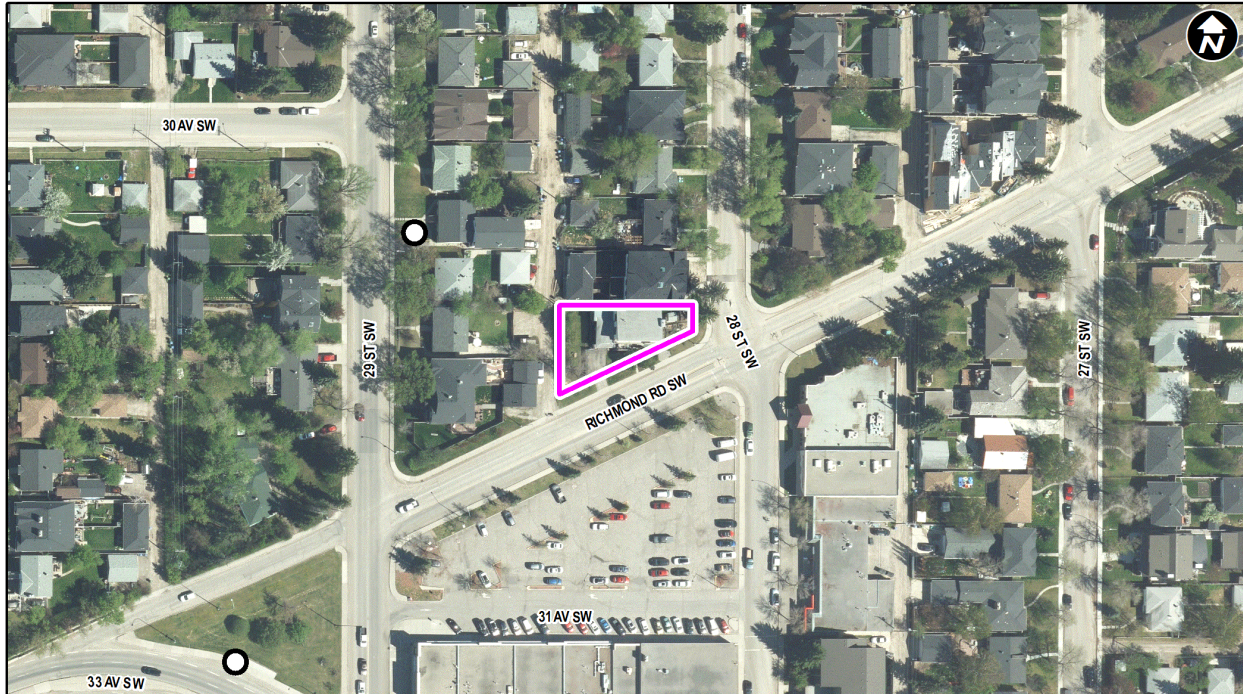
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently designated as a DC District ([Bylaw 29Z91](#)) which is intended to accommodate low density development in the form of single detached and semi-detached dwellings.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare, which would enable up to four dwelling units on the subject land.

Secondary suites (one suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and do not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both street frontages; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

The subject site is a corner lot with lane access. There is an existing curb cut on Richmond Road SW that will be required to be closed and rehabilitated at the time of redevelopment, and vehicular site access is to come from the lane. The site is within Residential Parking zone "T", and currently there is no on-street parking permitted on Richmond Road SW, however there are no parking restrictions on 28 Street SW. Parking on site shall be determined at the time of development permit, and shall meet all the required specifications and Land Use Bylaw requirements.

The subject site is approximately 170 metres from a Westbound 22 Richmond Road SW bus stop, which provides service to the Richmond bus terminal, with access to other bus routes. The site is also approximately 250 metres from an Eastbound 22 Richmond Road SW bus stop, which provides service through South Calgary, Bankview, and to the Downtown core and access to the LRT (Primary Transit, 6 kilometres away).

Environmental Site Considerations

There are no known outstanding environmentally related concerns associated with the proposal and / or site at this time. As such, no Environmental Site Assessment was required.

Utilities and Servicing

Water, storm, and sanitary deep utilities are available for the subject site. Development servicing requirements will be determined at the future development permit and Development Site Servicing Plan stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan \(MDP\)](#). The applicable policies promote intensification that is compatible with the existing character of the neighbourhood.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

This application aligns with the residential land use and development objective of the [Killarney/Glengarry Area Redevelopment Plan](#), in accommodating a variety of housing types while preserving the existing low density residential character of the neighbourhood (Section 2.1.1).

This application requires a minor amendment to Map 2 of the *Killarney/Glengarry Area Redevelopment Plan* in order to change the policy area from ‘Conservation/ Infill’ to ‘Low Density Townhousing’.

Westbrook Communities Local Area Plan

Administration is currently working on the [Westbrook Communities Local Area Plan](#) project which includes Richmond and surrounding communities. Planning applications are being accepted for processing during the local area plan process.