

Background and Planning Evaluation

Background and Site Context

The subject sites are located in the southwest community of Killarney-Glengarry, mid-block on the north side of Richmond Road SW between Kinsale Road SW and 33 Street SW. The parcels are approximately 0.6 hectares ± (0.11 acres ±) in size, however the eastern parcel has dimensions of 36.57 metres deep by 16.4 metres wide and the western parcel has dimensions of 36.57 metres deep by 15.24 metres wide. Both parcels are currently developed with a single detached dwelling and a detached garage which can be accessed from the rear lane.

The surrounding development is characterized primarily by single detached dwellings, on the parcels designated as Direct Control based on Residential Low Density (R-2) District. The Districts within the wider community consist of a mixture of Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District.

The subject site is well served by Calgary Transit. The site is approximately 40 metres (1-minute walk) and 150 metres (3-minute walk) to transit stops for both westbound and eastbound Route 22 on Richmond Road SW. A MAX Teal Bus Rapid Transit (Westbrook to Douglas Glen) and Route 9 (Dalhousie Station to Chinook Station) transit stop are 420 metres (7-minute walk) to the west of the site.

Community Peak Population Table

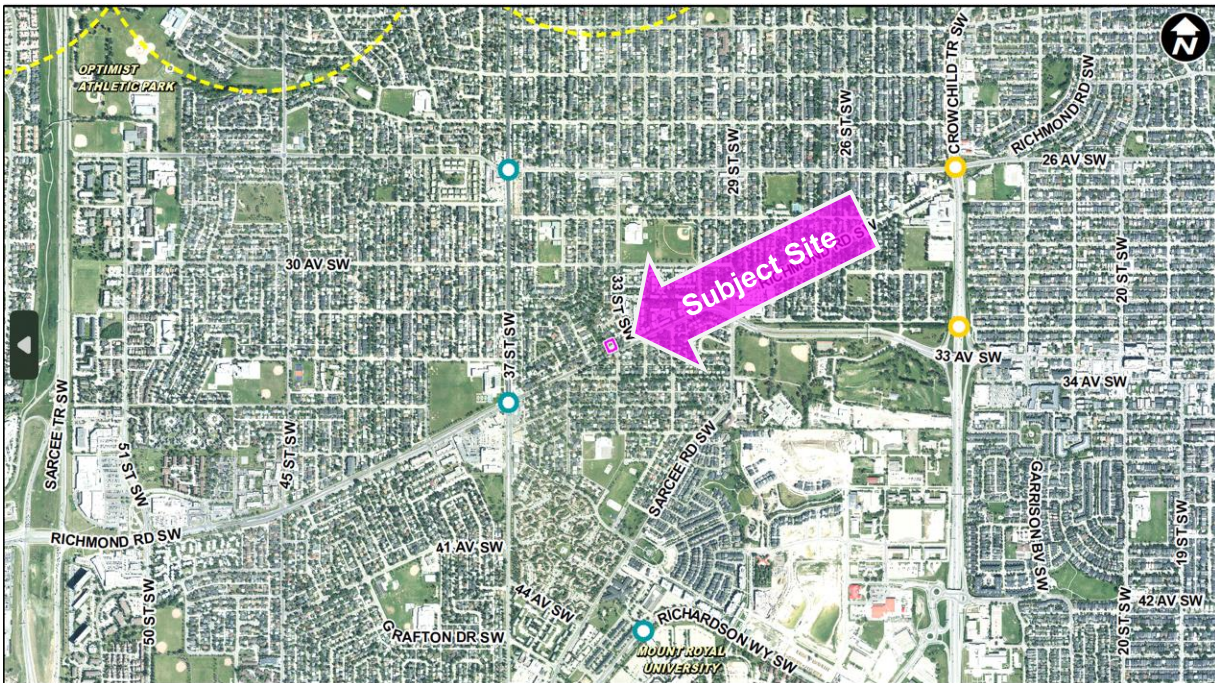
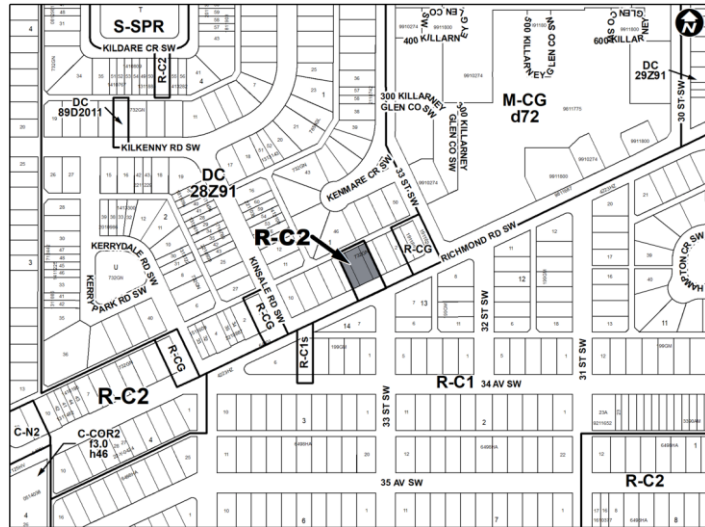
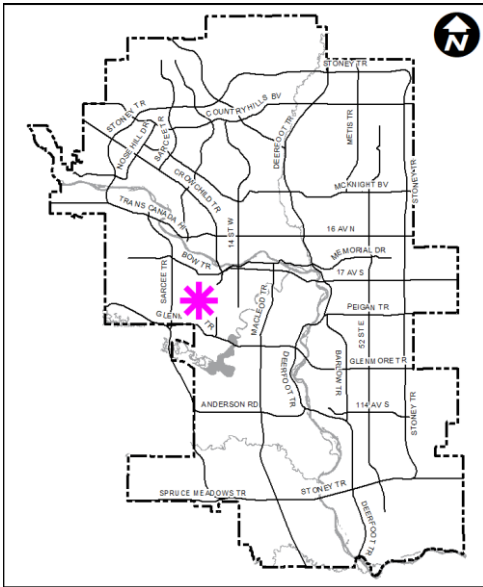
As identified below, the community of Killarney-Glengarry reached its peak population in 2019.

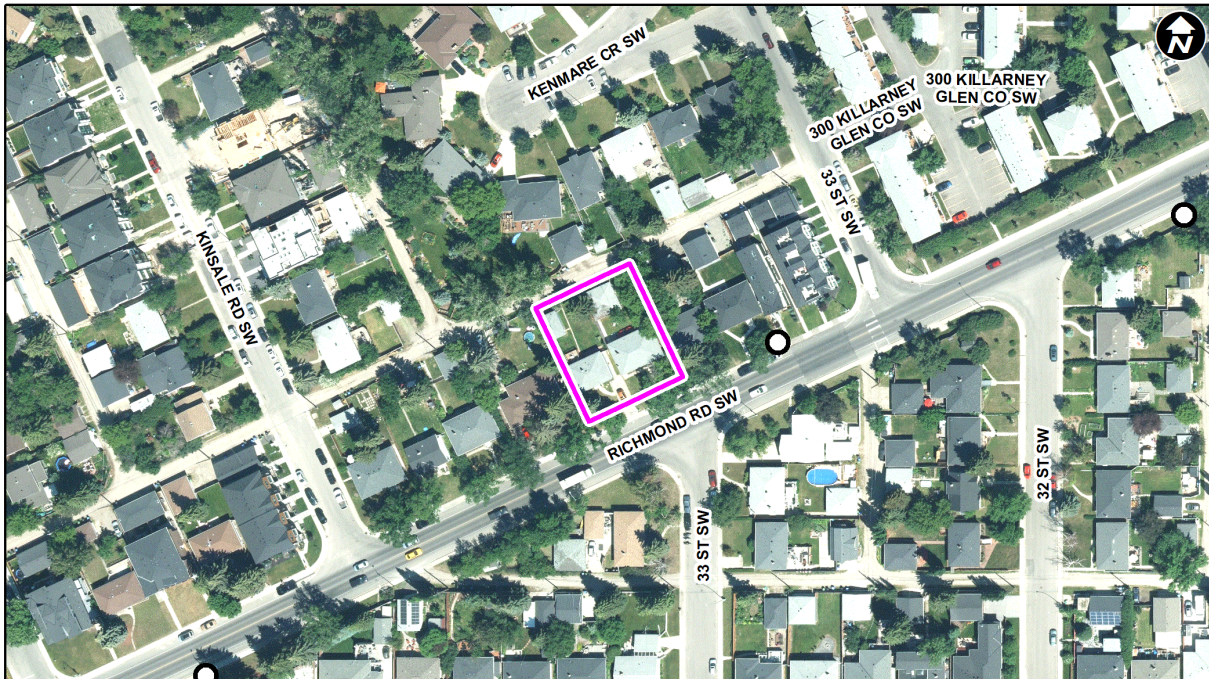
Killarney-Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

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 existing Direct Control (DC) District (Bylaw [28Z91](#)) is based on the Residential Low Density (R-2) District of Land Use Bylaw 2P80. The R-2 land use does not allow secondary suites. There are existing secondary suites in each dwelling and a land use redesignation is required to legalize the suites.

The proposed Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, duplex dwellings, secondary suites and backyard suites. The R-C2 District allows for a maximum building height of 10 metres and two dwelling units. Secondary suites are a permitted use within the R-C2 District.

The purpose of this application is to take advantage of the secondary suites amnesty program, to legalize existing secondary suites with a district that is compatible and similar to the existing neighbourhood context.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-C2 District would provide guidance for future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking.

Transportation

Richmond Road SW is an arterial street and the pedestrian access to these sites are via the sidewalk along Richmond Road SW. The cycling connections are at the new multi-use path on 37 Street SW 420 metres away, and the 29 Street SW and 26 Avenue SW on-street bikeways 500 metres east and 700 metres north respectively.

The subject site is well served by Calgary Transit. The site is approximately 40 metres (1-minute walk) and 150 metres (3-minute walk) to transit stops for both westbound and eastbound Route 22 on Richmond Road SW. A MAX Teal Bus Rapid Transit (Westbrook to Douglas Glen) and Route 9 (Dalhousie Station to Chinook Station) transit stop are 420 metres (7-minute walk) to the west of the site.

The current vehicular access to the site is from the rear lane. On-street parking adjacent to the parcel is subject to the Residential Parking Program (RPP) Zone P but there are no parking restriction signs along the segment fronting the site.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water sanitary and storm (deep) utilities exist adjacent to the site (within public road rights-of-way). Servicing requirements will be determined at the time of development.

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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Established area as identified in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and thereby representing an incremental benefit to climate resilience. The proposal is in keeping with the policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the Calgary [Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject sites as being located within the Neighborhood Connector (Map 3: Urban Form) with a building scale “modifier” (Map 4: Building Scale), which allows for up to four storeys. Neighbourhood Connector Area with Low Scale modifier supports a higher frequency of units within developments. The proposed land use amendment is in alignment with applicable policy of the LAP for accommodating a range of housing types.