

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry, west of 33 Street SW and north of Richmond Road SW. The midblock parcel is approximately 0.06 hectares (0.14 acres) in size is approximately 15 metres wide by 37 metres long. The site is currently developed with a single detached dwelling with a rear detached garage.

Surrounding land use to the north and west are predominantly designated as Direct Control (DC) District ([Bylaw 28Z91](#)) based on the former R-2 Residential Low Density (R-2) District under [Land Use Bylaw 2P80](#). The R-2 District allows for low density residential development in the form of single-detached, semi-detached, and duplex dwellings.

The properties to the south, across Richmond Road SW, are designated Residential – Contextual One Dwelling (R-C1) District, which accommodates existing residential development and contextually sensitive redevelopment in the form of single detached dwellings.

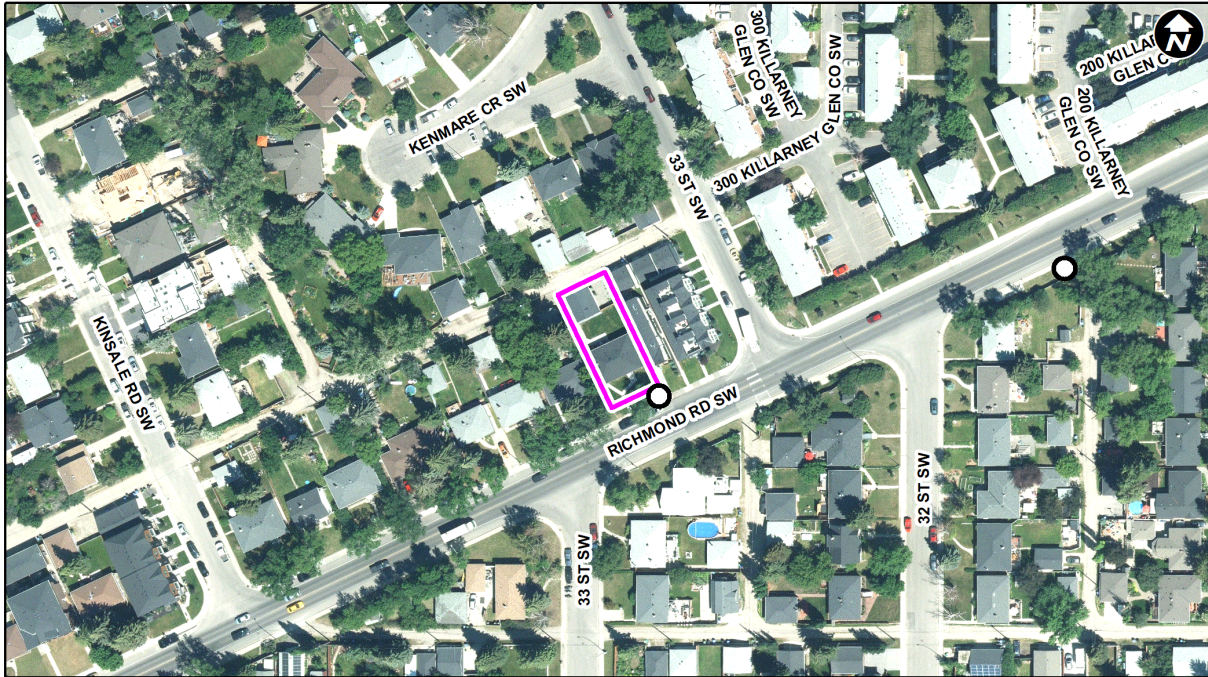
Community Peak Population Table

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%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The purpose of this application is to legalize an existing secondary suite using a district that is compatible and similar to the existing neighbourhood context.

The existing DC District (Bylaw 28Z91) is based on the R-2 District in Land Use Bylaw 2P80 which accommodates development in the form of single detached, semi-detached and duplex dwellings with a maximum building height of 10 metres. The DC District also includes a minimum lot width of 11 metres and a minimum lot size of 348 square metres for a single detached development.

The rules of the Residential – Contextual One / Two Dwelling (R-C2) District are similar to the R-2 District and is intended to accommodate existing residential development and contextually sensitive redevelopment. This includes duplex dwellings, semi-detached dwellings and single detached dwellings with the additional use of Secondary Suite as a permitted use.

Development and Site Design

The rules of the proposed R-C2 District would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping, and parking.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along Richmond Road SW while vehicular access to the subject site is to come from the existing rear lane. The area is served by Calgary Transit with a Route 22 (Richmond Rd SW) transit stop located in front of the building with service to Mount Royal University, downtown, Marda Loop, and a MAX Yellow Bus Rapid Transit stop on Crowchild Trail SW.

The site is not currently within a Residential Parking zone and on-street parking along Richmond Road SW is permitted.

Environmental Site Considerations

No environmental site concerns were identified.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available. Development servicing requirements would be reviewed at the development site servicing stage.

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 site is identified as Developed Residential – Inner City as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

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 site as being part of the Neighborhood Connector category (Map 3: Urban Form) with a Low – Modified building scale modifier (Map 4: Building Scale), which allows for up to four storeys. The LAP speaks to supporting a broad range of housing types along higher activity, predominantly residential streets. The proposed land use amendment is in alignment with applicable policy of the LAP.