

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry, midblock on the west side of 27 Street SW between 28 Avenue SW and Richmond Road SW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 38 metres deep. The site is currently developed with a single detached dwelling with a rear detached garage. Vehicle access is provided from the rear lane.

Surrounding land use is predominantly designated as Direct Control (DC) District ([Bylaw 29Z91](#)) and is based on the former R-2 Residential Low Density 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, but does not include secondary suites as a listed use. The intent of this application is for a new semi-detached dwelling with secondary suites.

Surrounding development is characterized primarily by single detached and semi-detached dwellings, with two multi-residential developments to the south and southeast of the site along Richmond Road SW.

The site is located approximately 160 metres (a three-minute walk) south of Killarney/Glengarry Community Association. Killarney Elementary School is approximately 500 metres (a nine-minute walk) to the west of the site. A neighbourhood park is located 240 metres (a four-minute walk) to the southeast of the site. The site is also located 200 metres (a four-minute walk) northeast of the Neighbourhood Activity Centre at Richmond Road SW and 28 Street SW.

The site is well-served by transit, with Route 22 (Richmond Road SW) and Route 6 (Killarney/26 Av SW) stops within 300 metres (a five-minute walk) from the site.

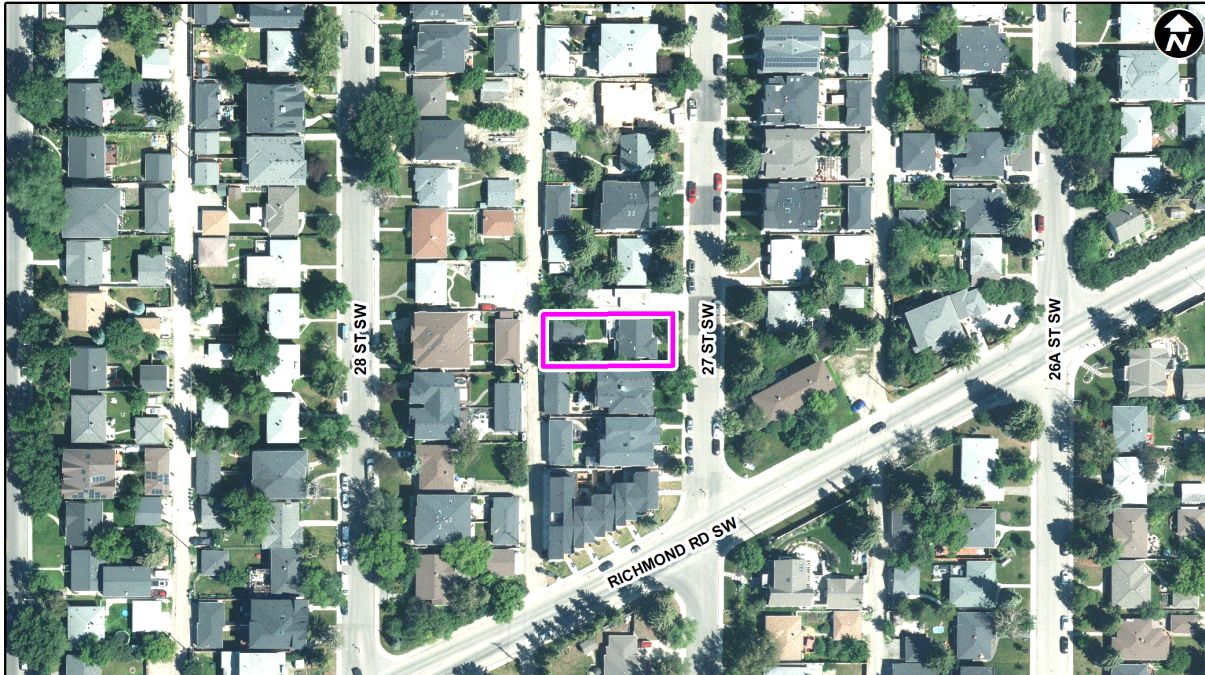
Community Peak Population Table

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%

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 existing DC District (Bylaw 29Z91) 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 does not include secondary suites as a listed use, which does not meet the applicant's future development intent.

The rules of the Residential – Contextual One / Two Dwelling (R-C2) District under Land Use Bylaw 1P2007 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

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-C2 District is intended to remain a low-density development while being sensitive to adjacent development. The building and site design, number of units, along with the impact on trees, parking and the lane will be reviewed and determined at the future development permit stage.

Transportation

The site is well-served by transit, with stops approximately 300 metres (a five-minute walk) for Route 6 (Killarney/26 Av SW) along 26 Avenue SW and Route 22 (Richmond Road SW) along 33 Avenue SW. Both routes provide connections from the site to downtown and the Signal Hill shopping centre.

Pedestrian access to the subject site is available from the existing sidewalks along 27 Street SW, while vehicular access to the site will remain from the existing rear lane. Street parking is also available and unrestricted.

Two existing Always Available for All Ages and Abilities (5A) network on-street bikeways are available along 26 Street SW to the east of the site and 29 Street SW to the west of the site. A proposed 5A network on-street bikeway and pathway is also recommended along Richmond Road SW to the south of the subject site.

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)

Administrations recommendation aligns 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)

Administrations 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)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to providing the following as part of a future development permit application:

- electric vehicle charging stations in the garage;
- solar panels wherever they can be applied; and
- other energy reduction measures such as high-efficiency furnaces and insulation.

This supports Program Pathway D: Renewable energy – Implement neighbourhood-scale renewable energy projects, Program Pathway E: Support a clean provincial energy supply, and Program F: Zero emissions vehicles – Accelerate the transition to zero emissions vehicles of the *Climate Strategy*.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [*Westbrook Communities Local Area Plan*](#) (LAP) identifies the subject site as being part of the Neighborhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale). Limited Scale accommodates developments that are three storeys or less. This modifier includes a broad range of ground-oriented building forms, including single-detached, semi-detached, rowhouses, townhomes, stacked townhomes, mixed-use buildings, commercial and some industrial buildings. The proposed land use amendment is in alignment with applicable policies of the LAP.