

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry on the north side of Richmond Road SW, between 33 Street SW and Kinsale Road SW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 37 metres deep by 15 metres wide. It is currently developed with a single detached dwelling with a detached garage. Vehicle access is provided from the rear lane.

The surrounding land use context to the north of Richmond Road includes properties that are predominantly designated as Direct Control (DC) District ([Bylaw 28Z91](#)), which 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.

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.

Several parcels along Richmond Road SW have been redesignated to higher density districts, including Residential – Grade-Oriented Infill (R-CG) District, Housing – Grade Oriented (H-GO) District and Multi-Residential – Contextual Grade-Oriented (M-CG) District.

The subject site is approximately 300 metres (a five-minute walk) from Sir James Lougheed School, 400 metres (a seven-minute walk) from A.E. Cross School, and 450 metres (an eight-minute walk) from Holy Name School and Killarney School. A neighbourhood commercial centre is also 400 metres (a seven-minute walk) west of the site.

Community Peak Population Table

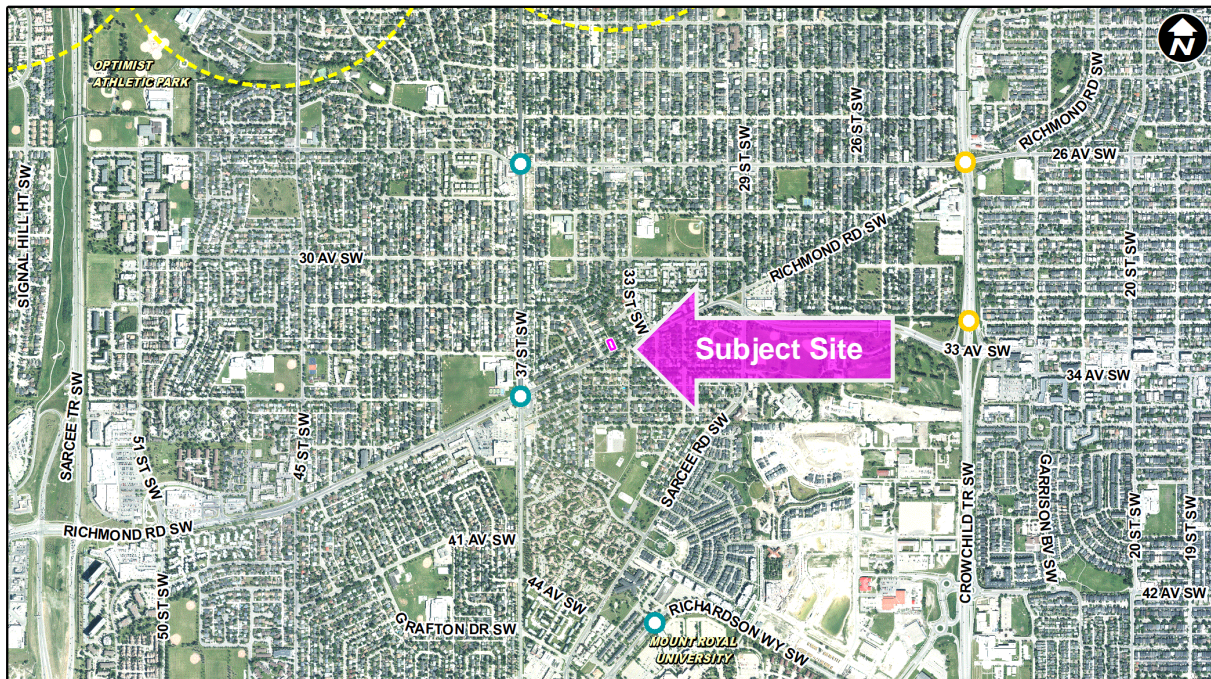
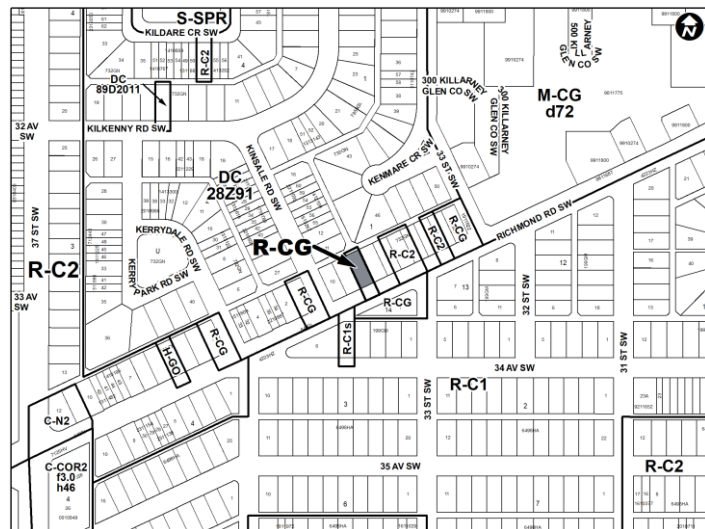
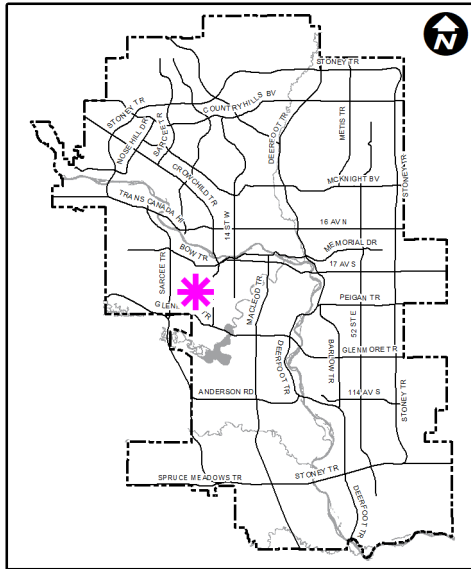
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

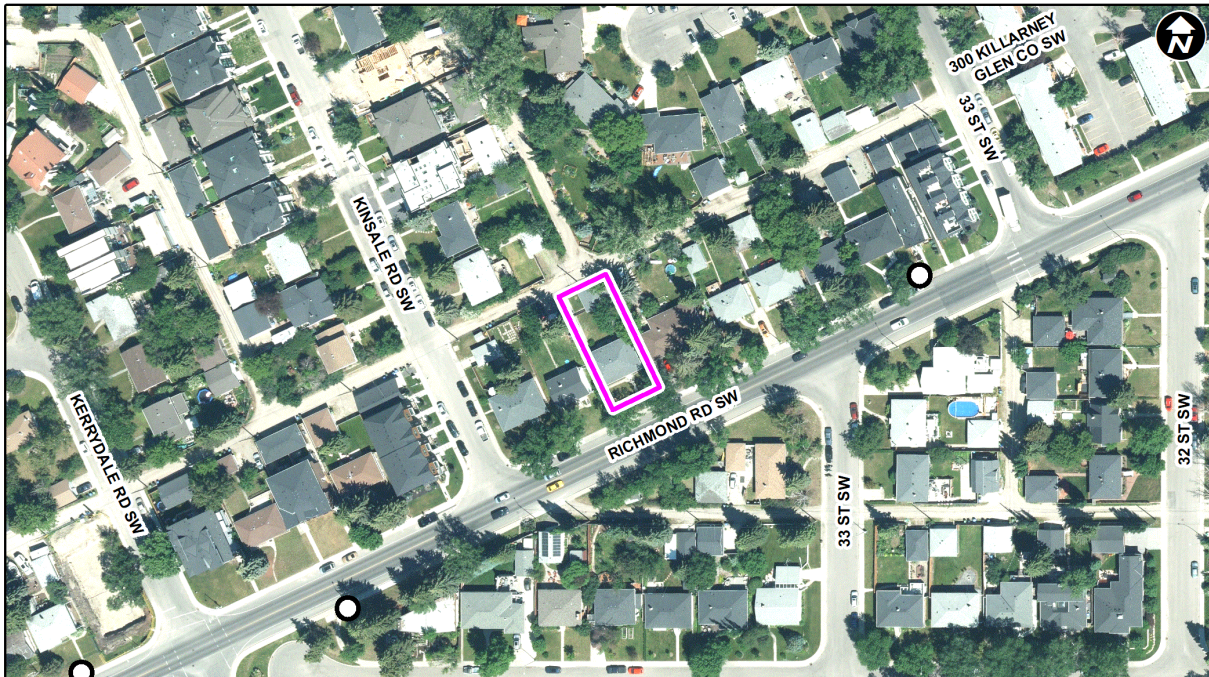
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 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 proposed Residential – Grade-Oriented Infill (R-CG) District would allow for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses with a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and secondary suite.

Development and Site Design

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

Given the specific context of this parcel, additional items that will be considered through the development permit process include, but are not limited to:

- fitting the building form and height into the surrounding context;
- providing an engaging built interface along Richmond Road SW;
- preserving existing mature trees, where possible;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels; and
- ensuring appropriate provision and design of a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers.

Transportation

The site is served well by transit, with stops for Route 22 (Richmond Road SW) within 100 metres (a two-minute walk) along Richmond Road SW. Additionally, MAX Teal Bus Rapid Transit (Westbrook/Douglas Glen) and Route 9 (Dalhousie Station/Chinook Station) stops are located 400 metres (a seven-minutes walk) to the west along 37 Street SW.

Pedestrian access to the site is available via the existing sidewalks on Richmond Road SW. Unrestricted street parking is also available along Richmond Road SW.

Two proposed Always Available for All Ages and Abilities (5A) Network on-street bikeways are planned along Richmond Road SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

All necessary services, including water and sanitary mains are available to this site. Site servicing details will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's 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)

Administration's 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 located within the Developed Residential – Inner City area 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. The proposed land use amendment is in alignment with the applicable policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include specific actions that address the objectives of the [Calgary 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 Neighbourhood Connector (Map 3: Urban Form) with a Low-Modified building scale modifier (Map 4: Building Scale), which allows for buildings of up to four storeys.

The Neighbourhood Connector policies in the LAP support a broad range of housing types along higher activity, predominantly residential streets, including Richmond Road SW. The Low-Modified building scale is typically characterized by a broad range of building forms, including single-detached, semi-detached, duplex, rowhouse, apartments, stacked townhouses, stand-alone or mixed-use buildings.

The proposed land use amendment is in alignment with the applicable policies of the LAP.