

# Background and Planning Evaluation

## Background and Site Context

The subject site is situated in the southwest community of Killarney/Glengarry, one lot in from the western end of the block along Richmond Road SW. The site measures approximately 15 metres wide and 36 metres deep, with an area of approximately 0.06 hectares (0.14 acres).

The parcel is currently occupied by a single storey dwelling and is surrounded by similar forms of development on all sides.

The parcel is approximately 100 metres (a three-minute walk) to primary transit service on Richmond Road SW and about a ten-minute walk from the Richmond Road MAX Teal Bus Rapid Transit (BRT) transit service on 37 Street SW. The Killarney/Glengarry neighbourhood node for local shopping and four schools with open spaces are all within 400 metres (a seven-minute walk) from the parcel. Other nearby community amenities include Richmond Green tennis courts and playground, Gladmere baseball field, Killarney-Glengarry Community Association and Community Garden.

## Community Peak Population Table

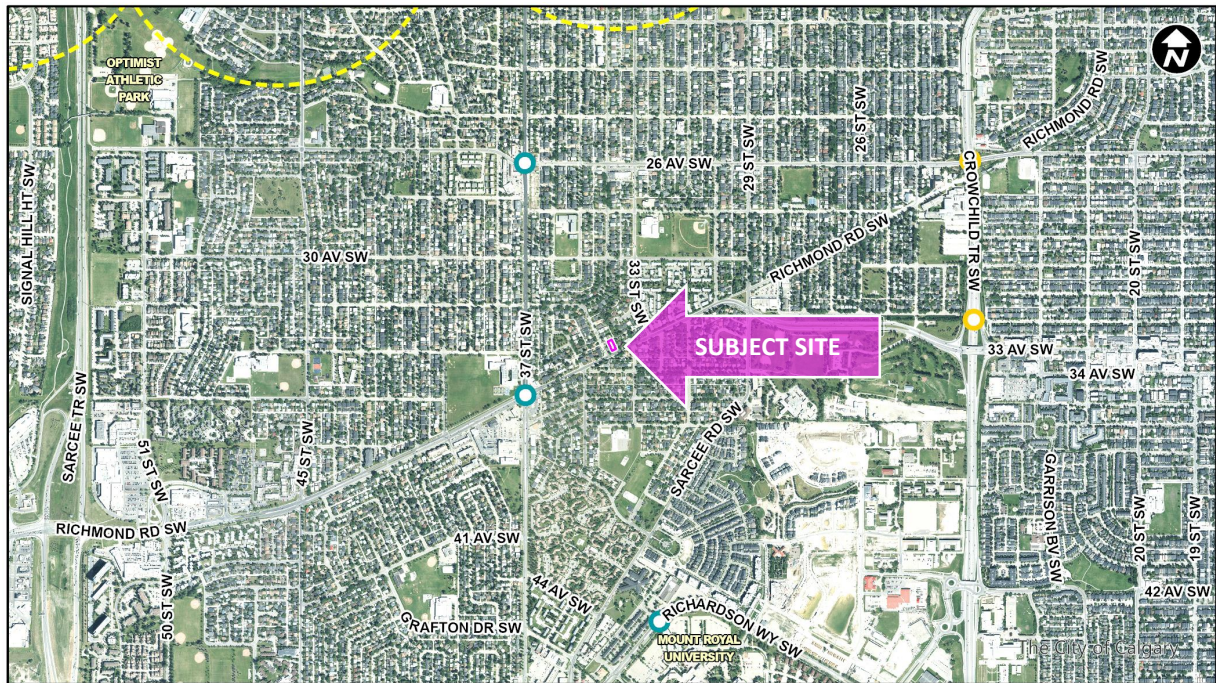
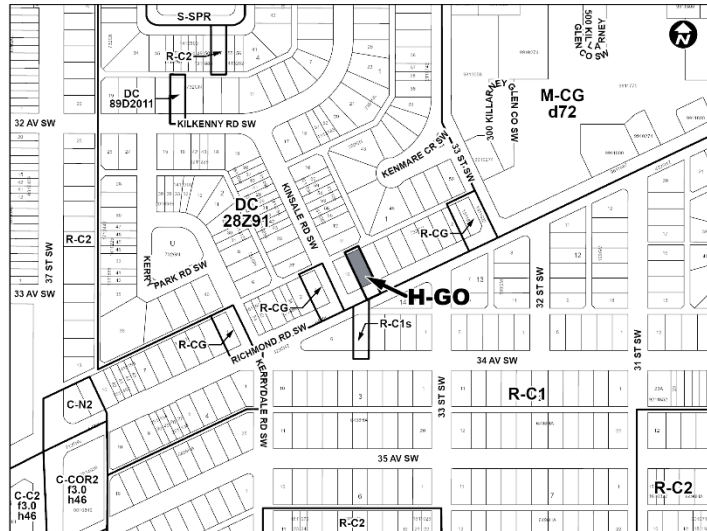
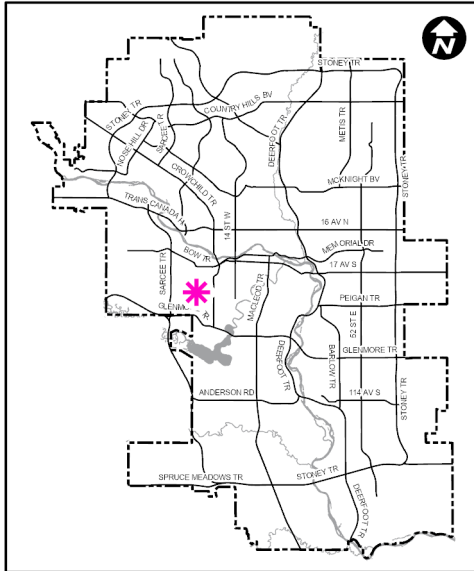
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

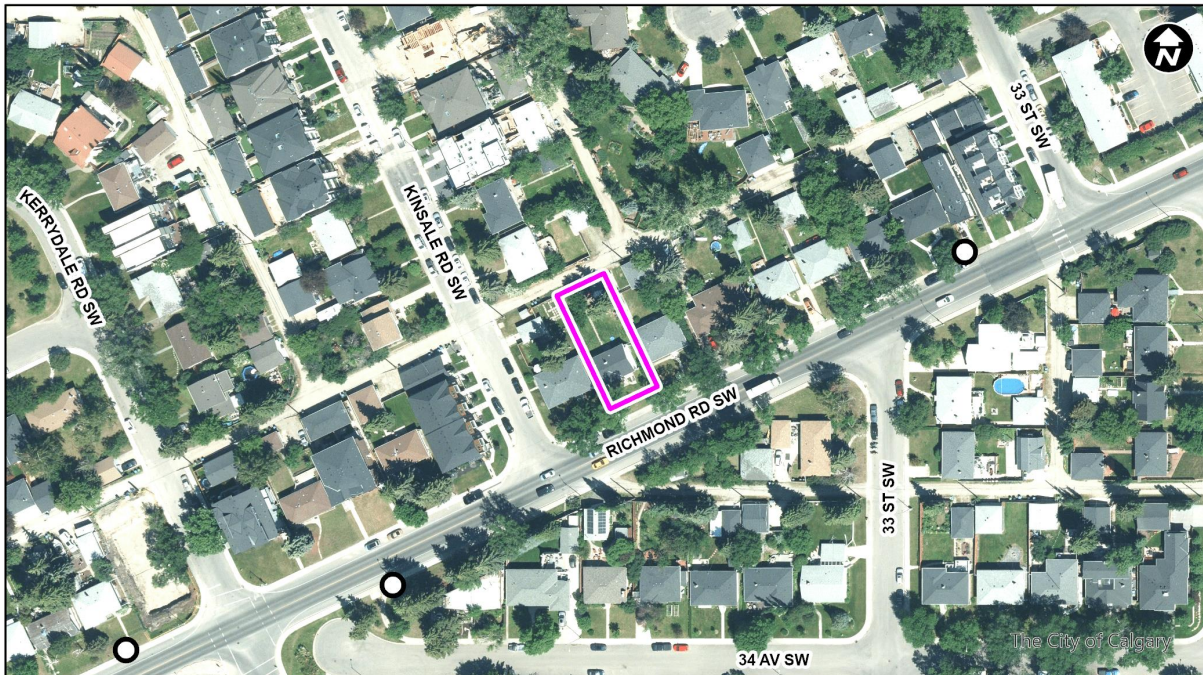
<b>Killarney/Glengarry</b>	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

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 subject parcel is currently designated as a Direct Control (DC) District ([Bylaw 28Z91](#)). This DC District applies to a number of parcels generally between 33 Street SW and Kerrydale Road SW between Richmond Road SW and 26 Avenue SW in the Killarney/Glengarry community. This DC District applies the R-2 Residential Low Density District rules from Land Use Bylaw 2P80 and has specific rules governing a minimum lot width and a minimum lot area.

The proposed Housing – Grade Oriented (H-GO) District was considered as well as the Residential – Grade-Oriented Infill (R-CG) District as similar built forms can be achieved in both districts. Given the alignment of the parcel with the purpose statement of the H-GO District and alignment with the policies of the *Westbrook Communities Local Area Plan* (LAP), the H-GO District is being proposed as it provides greater development and design flexibility, such as the inclusion of Live-Work Units.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade oriented residential building forms that are contextually appropriate in low-density areas. The district includes rules for height, parcel coverage, height chamfers and amenity space that aim to limit massing and shadowing impact on nearby properties.

The H-GO District also provides rules to:

- provide a minimum building separation of 6.5 metres between a residential building at the front and a residential building to the rear of the parcel to provide a usable courtyard;
- a maximum floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

### **Development and Site Design**

The rules of the proposed H-GO District would provide guidance for the future development of the site including the number of units, uses, building height, and massing, landscaping and parking. Additional considerations include:

- ensuring an engaging built interface along Richmond Road SW; and
- mitigating shadowing, overlooking and privacy concerns.

These rules allow for greater flexibility in site design with respect to building setbacks and placement on the site, building form and spatial configuration.

### **Transportation**

Pedestrian access to the site is available via existing sidewalks on Richmond Road SW that is designated as an arterial street, as is 37 Street SW which is located west of the site. 33 Street SW nearby towards the east is a collector road, while Kinsale Road SW is a residential street.

The site is located approximately 100 metres (a three-minute walk) from the nearest bus stop for Route 22 (Richmond Road SW) on Richmond Road SW. The MAX Teal (Westbrook/Douglas Glen) transit service on 37 Street SW is within 400 metres (a seven-minute walk) from the site.

Direct vehicular access to subsequent development proposed for the site will be via the lane, from Kinsale Road SW.

On-street parking is presently unrestricted along Richmond Road SW and Kinsale Road SW.

### **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)**

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)**

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 falls in the Developed Residential – Inner City area in Map 1: Urban Structure in 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 H-GO District complies with relevant MDP Policy.

### **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 Neighbourhood Connector category (Map 3: Urban Form) with a Low – Modified building scale modifier (Map 4: Building Scale), which allows for up to four storeys. Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity, predominantly residential streets. The proposed H-GO District is in alignment with the LAP, as the H-GO District would fulfill many relevant objectives of the plan, with respect to design, street interface, transition to adjacent dwellings and building height.