

# Background and Planning Evaluation

## Background and Site Context

The subject sites are 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 parcels are approximately 0.06 hectares (0.14 acres) in size and each parcel is approximately 7.6 metres wide by 37.9 metres deep. Both parcels are currently developed with a semi-detached dwelling spanning both parcels with a rear detached garage. Vehicle access is provided from the rear lane.

The surrounding development is characterized primarily by single detached and semi-detached dwellings, on parcels designated as Direct Control (DC) District ([Bylaw 29Z91](#)) based on R-2 Residential Low Density District from the previous Land Use Bylaw 2P80. The area to the south is developed with single detached dwellings, which are designated Residential – Contextual One Dwelling (R-C1) District. The Killarney-Glengarry Community Association is located to the north of the site along 28 Avenue SW on a parcel designated Special Purpose – Community Service (S-CS) District.

The site is well-served by transit, with both east and west bound Route 22 (Richmond Rd SW) stops within approximately 415 metres (a six-minute walk) from the site.

## Community Peak Population Table

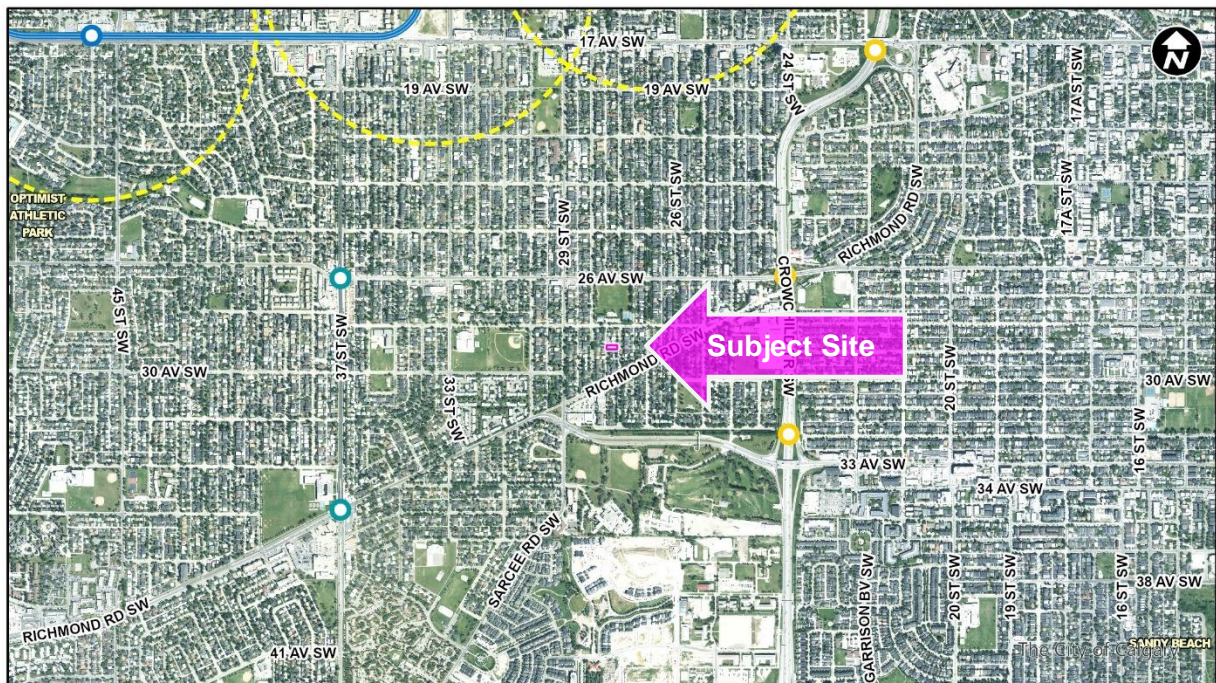
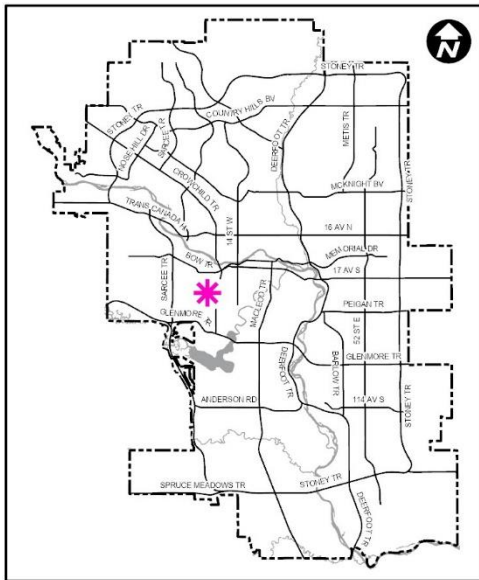
As identified below, the community of Killarney/Glengarry reached its peak population in 2019, and the population has the same since then.

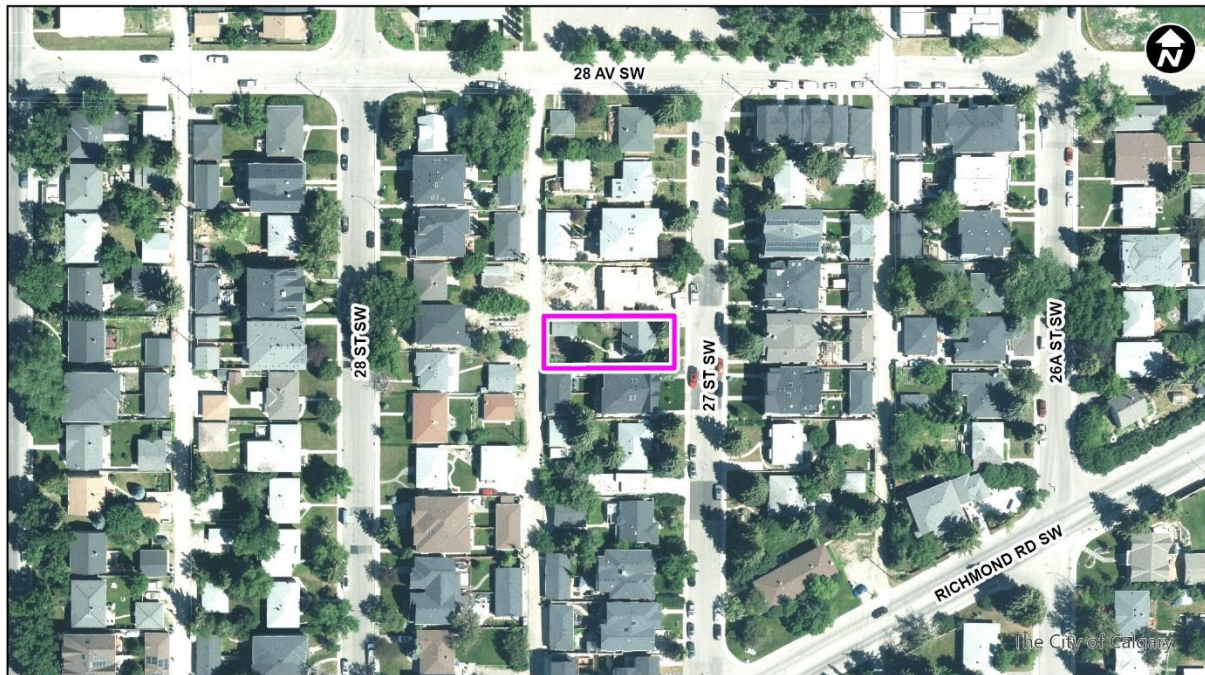
<b>Killarney/Glengarry</b>	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 29Z91) is based on the R-2 Residential Low Density 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 (Bylaw 29Z91) does not include secondary suites as a listed use, which does not meet the applicant's development intent for the site.

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.

### 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. Additional items that may be considered through the development permit process include access and layout of the secondary suites.

## Transportation

The site is well-served by transit, it is approximately 415 metres (a six-minute walk) from east and west bound Route 22 (Richmond Rd SW) on Richmond Road, which provides access into the Downtown Core.

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. The site is within a Residential Parking Zone “T”, and there are currently no street parking restrictions.

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 concerns were identified.

## 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)

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 identified as Developed Residential – Inner City 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 deliver 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 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. Building forms that contain one or two residential units are supported in Neighbourhood Local, Limited Scale. The proposed land use amendment is in alignment with applicable policies of the LAP.