

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Killarney/Glengarry, on the east side of 30 Street SW and north of Richmond Road SW. The parcel is a mid-block site and is approximately 0.07 hectares (0.17 acres) in size, with dimensions of approximately 15 metres wide and 46 metres deep. The site is currently developed with a one-storey single detached dwelling and has vehicular access from a lane at the rear.

Surrounding developments consist mainly of single detached dwellings and semi-detached dwellings designated as Direct Control (DC) District ([Bylaw 29Z91](#)). A two-storey multi-residential development is located to the west and is designated as Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.

Nearby amenities include various retail and commercial uses at the Richmond Shopping Centre, which is located within 260 metres (a four-minute walk) east of the subject parcel. The parcel is also within 500 metres (an eight-minute walk) from additional amenities such as Killarney Elementary School and the Killarney Glengarry Community Association to the northwest and northeast, respectively.

Bus Route 22 (Richmond Road SW) and Route 732 (Central Memorial/Glamorgan) runs east and west along Richmond Road SW with a bus stop located within 180 metres (a three-minute walk) south of the subject parcel. These transit options provide connections to destinations including the West Hills Towne Centre, Mount Royal University, the Beltline neighbourhood and Downtown Calgary.

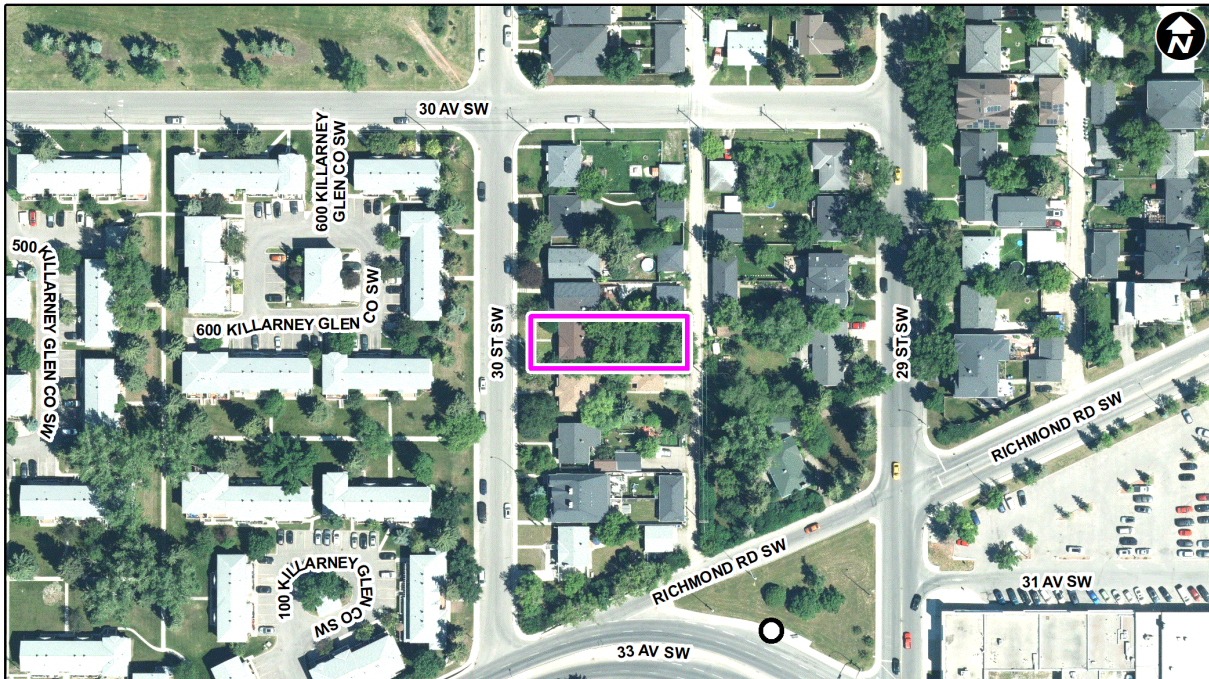
Community Peak Population Table

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 is based on the R-2 Residential Low Density District defined by Land Use Bylaw 2P80. This DC District is intended to accommodate a maximum of two dwelling units in the form of single detached, semi-detached or duplex dwellings. The DC District also includes specific minimum lot width and lot area requirements and includes a maximum building height rule of 10.0 metres. Secondary suites are not allowed in this DC District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a broader range of low density housing forms than the existing DC District including single detached, semi-detached, duplex dwellings, townhouses and rowhouse buildings. The R-CG District also allows for a maximum building height of 11.0 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area of the subject site, this would allow up to five dwelling units.

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 per secondary suite.

Development and Site Design

If this redesignation is approved by Council, 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, parcel coverage and parking. Given the specific policy context

of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring the proposed built form aligns with the *Westbrook Communities Local Area Plan* (LAP) policies;
- the layout and configuration of dwelling units;
- ensuring an engaging built interface along 30 Street SW;
- mitigating shadowing, overlooking and privacy concerns;
- lane access and parking provision;
- waste collection and impact mitigation; and
- appropriate location of landscaping and amenity space including the protection of existing healthy trees.

Transportation

Pedestrian access to the site is available from existing sidewalks along 30 Street SW. The site is served by Calgary Transit Routes 22 (Richmond Road) and 732 (Central Memorial/Glamorgan), with a bus stop located within 180 metres (a three-minute walk), which provides service through Killarney/Glengarry, Rutland Park, South Calgary, Bankview and into the Beltline and the Downtown core.

Vehicle access to the subject site is provided from the rear lane. Also, the subject site is not located within a residential street parking permit zone and on-street parking is presently unrestricted along 30 Street SW.

A Transportation Impact Assessment (TIA) or parking study was not required for the proposed land use amendment.

Environmental Site Considerations

There are no known environmental concerns with the proposed land use amendment application at this time.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available from 30 Street SW to service the site. Specific details of site servicing, stormwater management and waste and recycling management will be reviewed in detail through the development permit application.

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 land use typology as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage modest intensification and infill developments that are consistent and compatible with the scale and character of the neighbourhood.

The proposal is in keeping with the MDP policies as the R-CG District is a low density residential district able to provide modest intensification, while being compatible with the existing character of the neighbourhood.

The proposed R-CG District complies with the relevant MDP policies.

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 site is subject to the [Westbrook Communities Local Area Plan](#) (LAP) and identified as being part of the Neighbourhood Local urban form category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for building forms up to three storeys. Neighbourhood Local areas are characterized by primarily residential uses that support a range of housing types, unit structures and forms. The Limited building scale is typically characterized by buildings of three storeys or less, where building mass may be limited above the second storey in Neighbourhood Local areas. Secondary suites are also supported where allowed by the land use designation and are not considered a unit.

The proposed R-CG District aligns with the policies of the LAP.