

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry at the northeast corner of Richmond Road SW and Kinsale Road SW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres deep. The site is currently developed with a single detached dwelling and a detached garage with vehicle access from Kinsale Road SW.

Surrounding parcels to the north are designated as Direct Control (DC) District ([Bylaw 28Z91](#)) with developments consisting of a mix of single detached and semi-detached dwellings. Parcels to the south across Richmond Road SW are designated as Residential – Grade-Oriented Infill (R-CG) District. The adjacent parcel to the east and several other parcels along Richmond Road SW are designated as Housing – Grade Oriented (H-GO) District. A neighbourhood scale retail on parcel designated as Commercial – Neighbourhood 2 (C-N2) District is also located within approximately 300 metres (a five-minute walk) to the west of the subject site.

A bus stop which serves Route 22 (Richmond Rd SW) is located within 150 metres (a three-minute walk) from the subject site on Richmond Road SW. There are a number of schools located within walking distance from the subject site. A.E. Cross School is approximately 400 metres (a seven-minute walk) to the west, Holy Name School is approximately 650 metres (an 11-minute walk) to the north and Killarney School is approximately 550 metres (a 10-minute walk) to the northeast from the subject site.

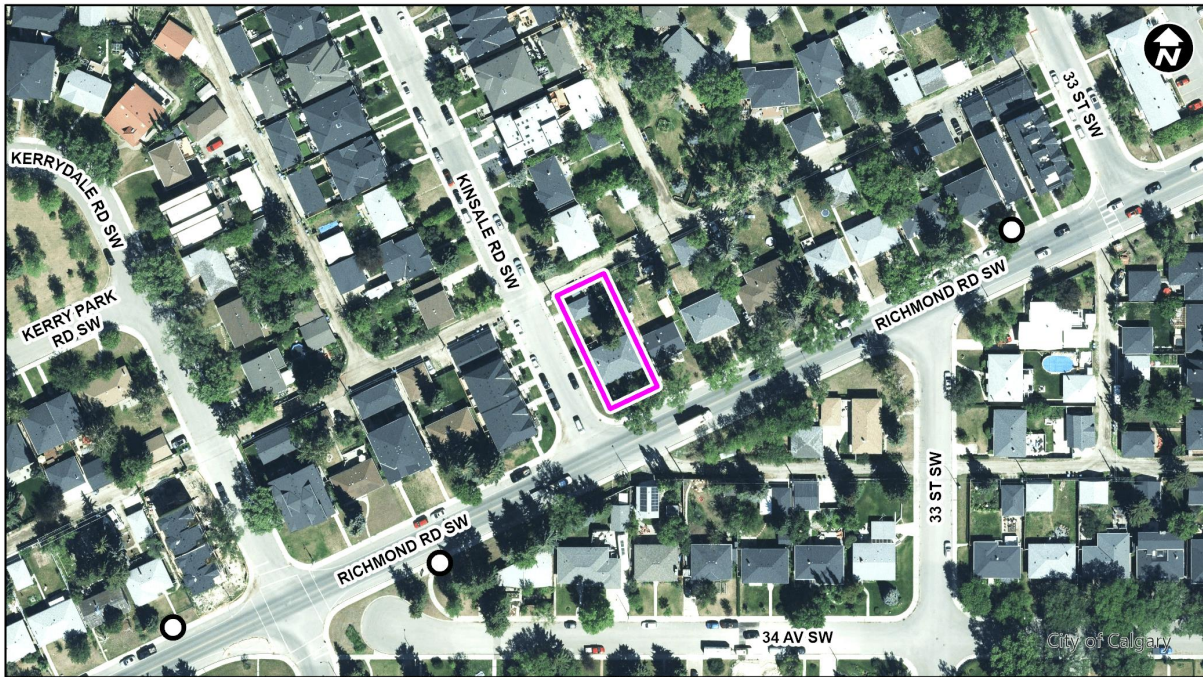
Community Peak Population Table

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 is based on the R-2 Residential Low Density District of the Land Use Bylaw 2P80. The purpose of the district is to accommodate low-density development on larger parcels. The DC District allows for single detached, semi-detached and duplex dwellings with a maximum building height of 10 metres. Secondary suites are not allowed in this DC District as secondary suite is not a use within the 2P80 Land Use Bylaw.

The proposed R-CG District allows for a broader range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouse buildings. The R-CG District allows for a maximum building height of 11 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 four dwelling units.

One backyard suite and 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 application is approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

As this is corner parcel, factors to be considered through any future development permit application would include, but are not limited to:

- ensuring an engaging building frontage interface along both streets; and
- mitigating shadowing, overlooking and privacy concerns with adjacent parcels.

Transportation

The subject site is a corner lot with lane access. The site is bounded on the south by Richmond Road SW (an Arterial Road) and on the west by Kinsdale Road SW (a Residential Road). There is an existing curb cut on Kinsdale Road SW, however, vehicular access is anticipated to be from the lane at the time of redevelopment.

The subject site is approximately 150 metres (a three-minute walk) from a westbound bus stop for Route 22 (Richmond Rd SW) that further connects to the West Hills bus loop with access to other routes. An eastbound bus stop for Route 22 (Richmond Rd SW) is approximately 165 metres (a three-minute walk) from the site which provides service through Richmond, South Calgary, Bankview, Sunalta, and into the Downtown core, with access to the Light Rail Transit (LRT) services as well as other routes.

Currently, the subject site is not within a residential street parking permit zone and has no on-street parking restrictions.

Environmental Site Considerations

No environmental concerns were noted, and no reports were required for this land use amendment.

Utilities and Servicing

Sanitary and water mains are available for connection from Kinsale Road SW and Richmond Road SW. Storm main is available for connection from Richmond Road SW.

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" Areas on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The Developed Residential - Inner City area encourages redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Such

development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

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 urban form category (Map 3: Urban Form) with a Low - Modified building scale modifier (Map 4: Building Scale), which allows for up to four storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types with entrances facing the street. The applicable policies note that development in the area may also include small-scale commercial uses such as cafes, corner stores, retail, or work-live units to meet residents' daily needs.

The proposed R-CG District is in alignment with applicable policy of the LAP.