

Background and Planning Evaluation

Background and Site Context

The subject site, located in the southwest community of Killarney/Glengarry, is a pie-shaped lot located on the cul-de-sac of Kenmare Crescent SW. The area of the site is approximately 0.11 hectares (0.27 acres). The existing development on the site is a single detached dwelling with a rear detached garage accessed from the rear lane. The applicant intends to develop a backyard suite.

The surrounding development is characterized by primarily low density residential homes in the form of single detached and semi-detached dwellings designated as Direct Control (DC) District ([Bylaw 28Z91](#)) based on the R-2 Residential Low Density District from the previous Land Use Bylaw 2P80. A townhouse complex designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District is located east of the site. Parcels to the south are designated as Residential – Grade-Oriented Infill (R-CG) District and Housing – Grade Oriented (H-GO) District.

Killarney School (kindergarten to grade six), A.E. Cross School (grades seven to nine), Holy Name School (grades one to nine) and Richmond Green Park baseball diamonds are all within 700 metres (a ten-minute walk) from the site. The site is also 700 metres (a 10-minute walk) from a variety of community commercial services located on Richmond Road SW and on 37 Street SW.

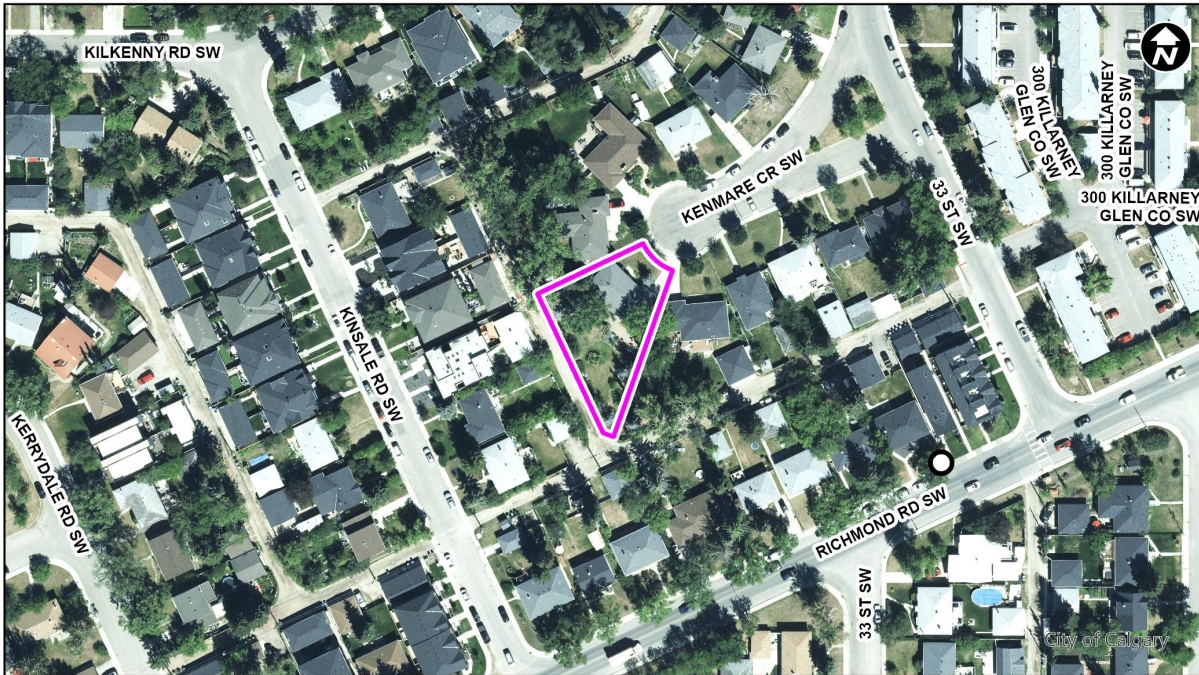
Community Peak Population Table

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)	0.00%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Killarney/Glengarry Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (Bylaw 28Z91) 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 also includes specific minimum lot width and lot area requirements. The DC District (Bylaw 28Z91) does not include backyard suites as a listed use and the 2P80 Bylaw did not include secondary suites or backyard suites at all.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. 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 density requirements of the R-CG District, a maximum of eight units could be constructed on the site. However, the site is also within the *Westbrook Communities Local Area Plan* (LAP) and is located within the Neighbourhood Local Urban Form category, with a Limited Building Scale Modifier. The applicable policies of the LAP do not support building forms of three or more units to be developed on the subject site.

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

- the design, layout and configuration of the backyard suite; and
- lane access and parking provisions.

Transportation

The subject site is accessed from Kenmare Crescent SW fronting a cul-de-sac with a rear lane. Pedestrian access is via the sidewalk on Kenmare Crescent SW.

The subject site is approximately 200 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 250 metres (a four-minute walk) from the site which provides service through Richmond, South Calgary, Bankview, Sunalta and into the Downtown core.

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 identified.

Utilities and Servicing

Sanitary and water connections are available adjacent to the lot via Kenmare Crescent SW. A storm connection is not available adjacent to the lot. A Development Site Servicing Plan will be required and 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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the 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)

The 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 (LAP) (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as Neighbourhood Local (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for buildings of up to 3 storeys. Neighbourhood Local policies in the LAP support building forms that contain three or more residential units on parcels with rear lanes in the following areas:

- within transit station area Core Zones and Transition Zones;
- along a street identified as a Main Street or separated by a lane from a parcel along a Main Street;
- on corner parcels; or
- adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares.

The subject parcel does not align with the above locational criteria of the LAP. Therefore, only two units can be considered for the site. One secondary suite and one backyard suite are also allowed within each unit.