

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Killarney/Glengarry, on the west side of 28 Street SW and north of Richmond Road SW. The mid-block site is approximately 0.06 hectares (0.14 acres) in size, with dimensions of approximately 15 metres wide and 38 metres deep. The site is currently developed with a one-storey single detached dwelling and detached garage with vehicular access from a lane at the rear.

Surrounding development 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 south of the subject site and is designated as Housing – Grade Oriented (H-GO) District.

Nearby amenities include various retail and commercial uses at the Richmond Shopping Centre, which is located within 200 metres (a three-minute walk) south of the subject parcel. The parcel is also 250 metres (a three-minute walk) north of the Killarney Glengarry Community Association and 750 metres (an 11-minute walk) northwest of Killarney School (grades kindergarten-six).

The subject site is located approximately 270 metres (a four-minute walk) from the westbound stop for Route 22 (Richmond Road), which travels through Rutland Park and Glamorgan and connects to other transit routes at Westhills Towne Centre. It is 400 metres (a six-minute walk) from the eastbound stop for Route 22 (Richmond Road) which serves Richmond, South Calgary, Bankview, and Sunalta and connects with other routes in downtown Calgary.

Community Peak Population Table

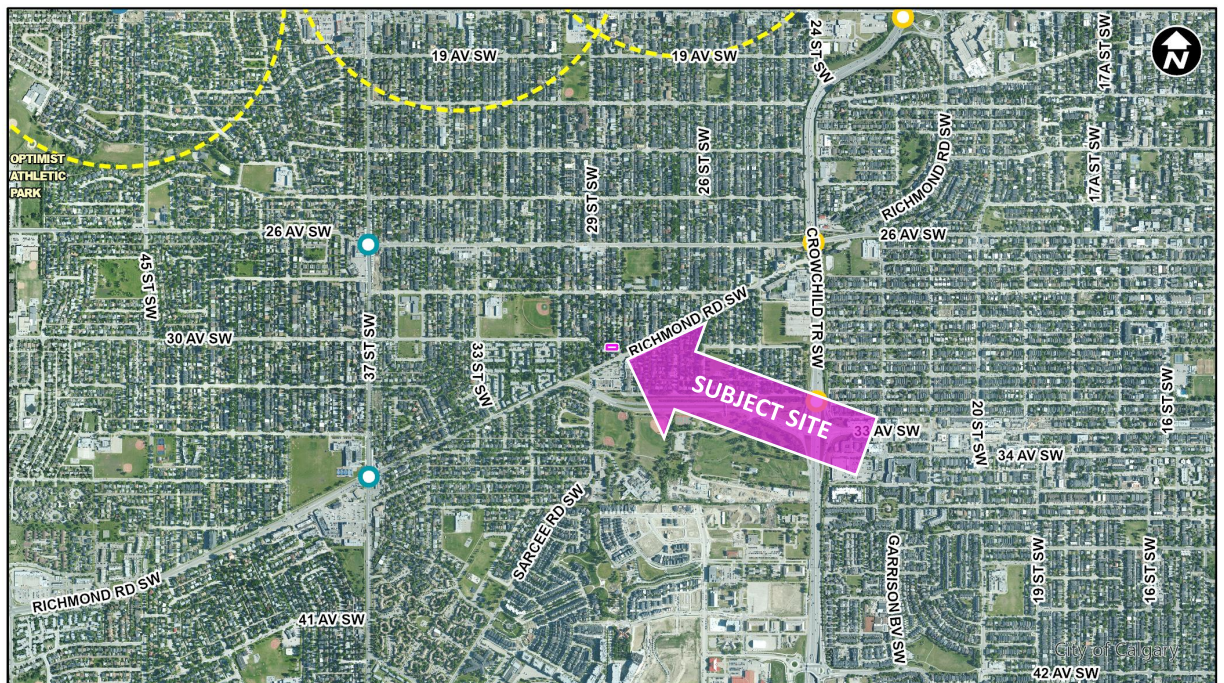
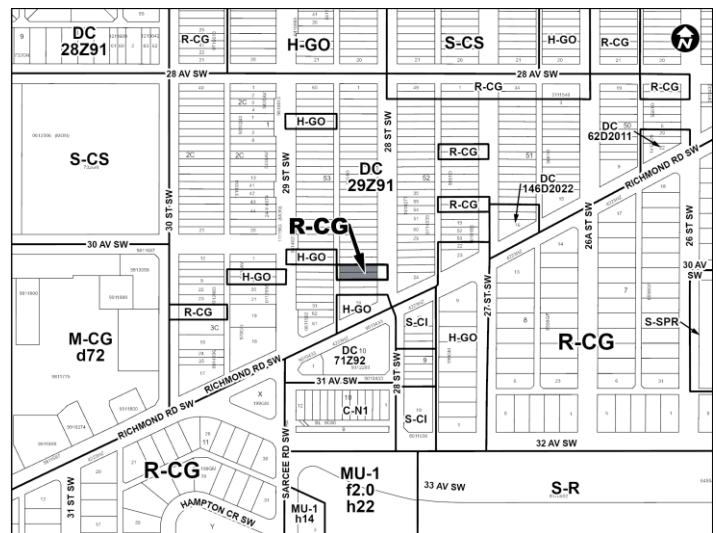
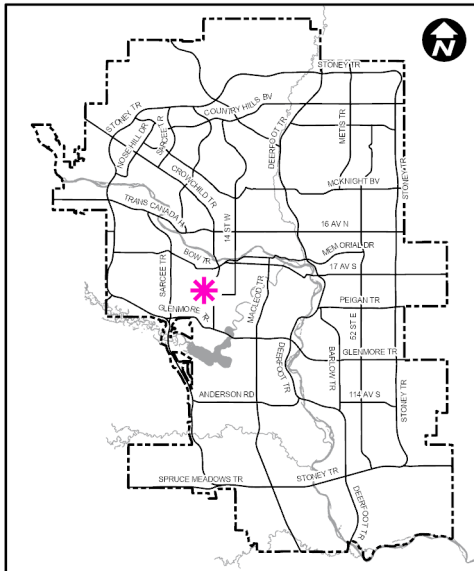
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

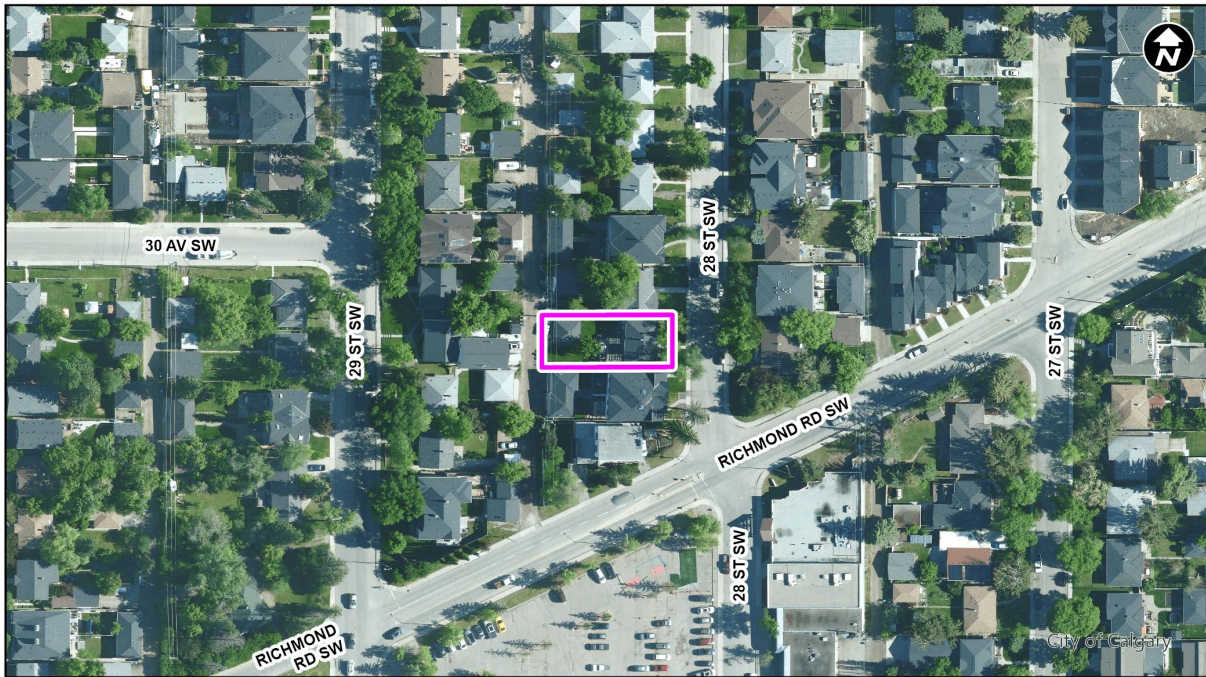
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District is based on the Residential Low Density (R-2) District of 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.

One backyard suite or one secondary suite per dwelling unit is allowed in the R-CG District and does 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 which 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 28 Street SW;
- mitigating shadowing, overlook and privacy concerns;
- lane access and parking provision;
- waste collection and impact mitigation; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 28 Street SW. The subject site is served by public transit, with multiple bus stops within walking distance. It is about 270 metres (a three-minute walk) from the westbound Route 22 stop providing access to Rutland Park, Glamorgan, and the West Hill bus loop. It is 400 metres (a six-minute walk) from the eastbound stop for Route 22 (Richmond Road) which serves Richmond, South Calgary, Bankview, and Sunalta and connects with Light Rail Transit (LRT) Routes 201 and 202 (Red Line – Somerset – Bridlewood/Tuscany CTrain and Blue Line – Saddletowne/69 Street CTrain) and other routes in downtown Calgary.

Vehicle access to the subject site is provided from the rear lane. On-street parking is presently unrestricted along 28 Street SW.

A Transportation Impact Assessment (TIA) nor a 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 28 Street SW. Specific site servicing, stormwater management and waste and recycling management details 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.

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 development which is 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.

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 Low-modified building scale modifier (Map 4: Building Scale), which allows for building forms up to four storeys. Neighbourhood Local areas are characterized by primarily residential uses that support a range of housing types, unit structures and forms. 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.