

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry on the east side of 30 Street SW between Richmond Road SW and 30 Avenue SW. The site is approximately 0.07 hectares (0.17 acres) in size and is approximately 15 metres wide by 45 metres deep. It is currently developed with a single detached dwelling with a carport off the rear lane.

Surrounding development is characterized by a mix of grade-oriented development. To the north, east and south, parcels are predominately designated as a Direct Control (DC) District ([Bylaw 29Z91](#)) based on the Residential Low Density (R-2) zone from Land Use Bylaw 2P80, with some lots designated as Residential – Grade-Oriented Infill (R-CG) District or Housing – Grade Oriented (H-GO) District. The properties on the west side of 30 Street SW are designated as Multi-Residential – Contextual Grade Oriented (M-CGd72) and are developed with two-storey rowhouses and townhouses.

The site is located near transit, an elementary school, a regional park and a neighbourhood commercial node. The subject lot is 90 metres (a two-minute walk) north of Richmond Road SW, which is part of the Primary Transit Network. The site is also 60 metres (a one-minute walk) from Killarney School and 270 metres (a five-minute walk) from Richmond Green Park. Finally, the site is 200 metres (a three-minute walk) from a neighbourhood commercial node at the corner of Richmond Road SW and 29 Street SW.

On 2024 September 10, the parcel was redesignated from DC Bylaw 29Z91 to the R-CG District (LOC2023-0078) to accommodate the development of five units plus suites proposed under DP2024-08494.

However, this parcel does not meet the location criteria set out in policy 2.2.1.6.c. of the *Westbrook Communities Local Area Plan* (LAP) that outlines where development of three or more residential units on a lot is appropriate. To allow for a development with three or more residential units on this parcel, a site-specific amendment to the LAP is required.

## Community Peak Population Table

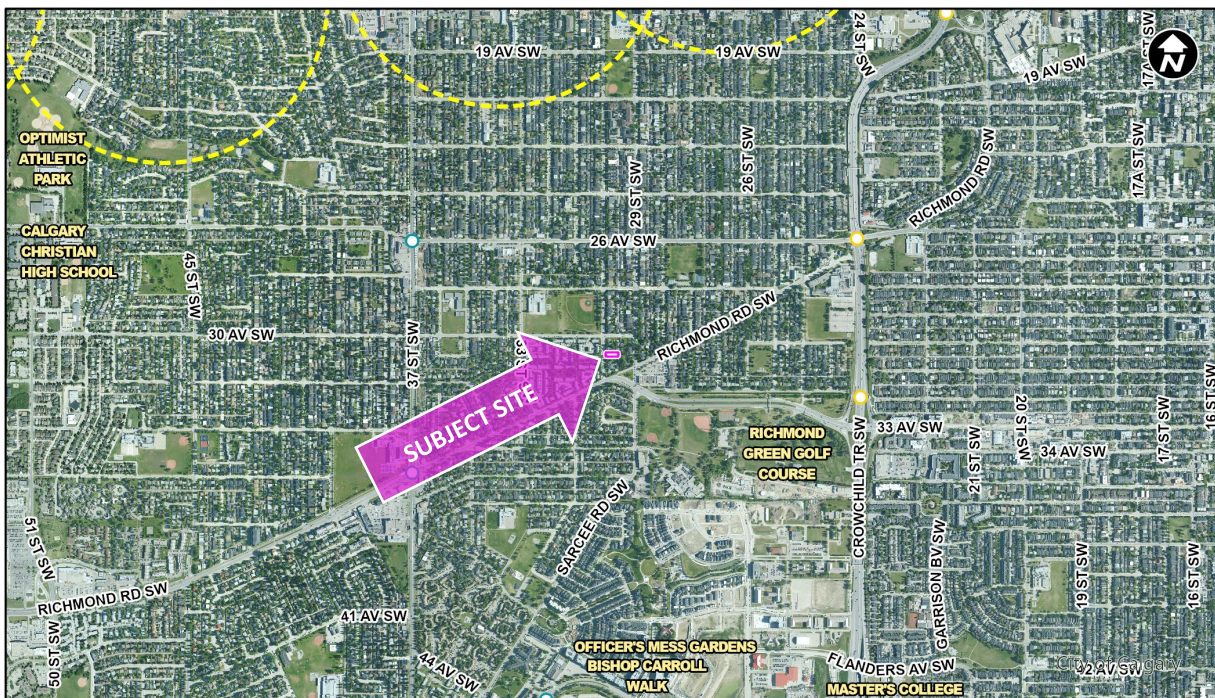
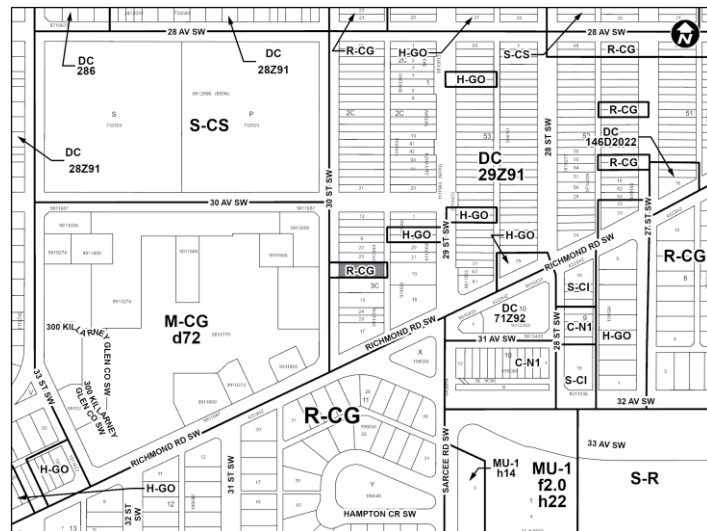
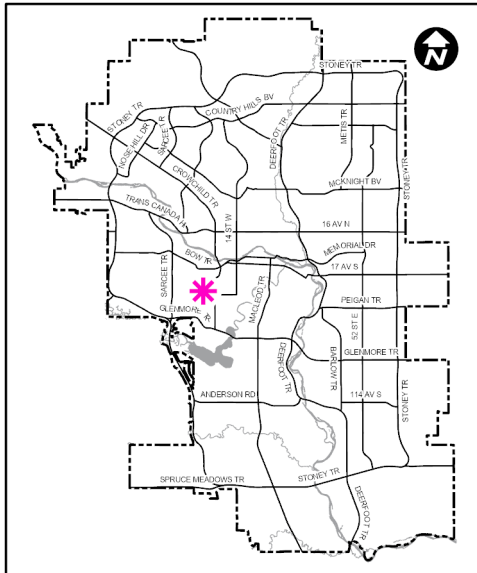
As identified below, the community of Killarney/Glengarry is currently at its population peak.

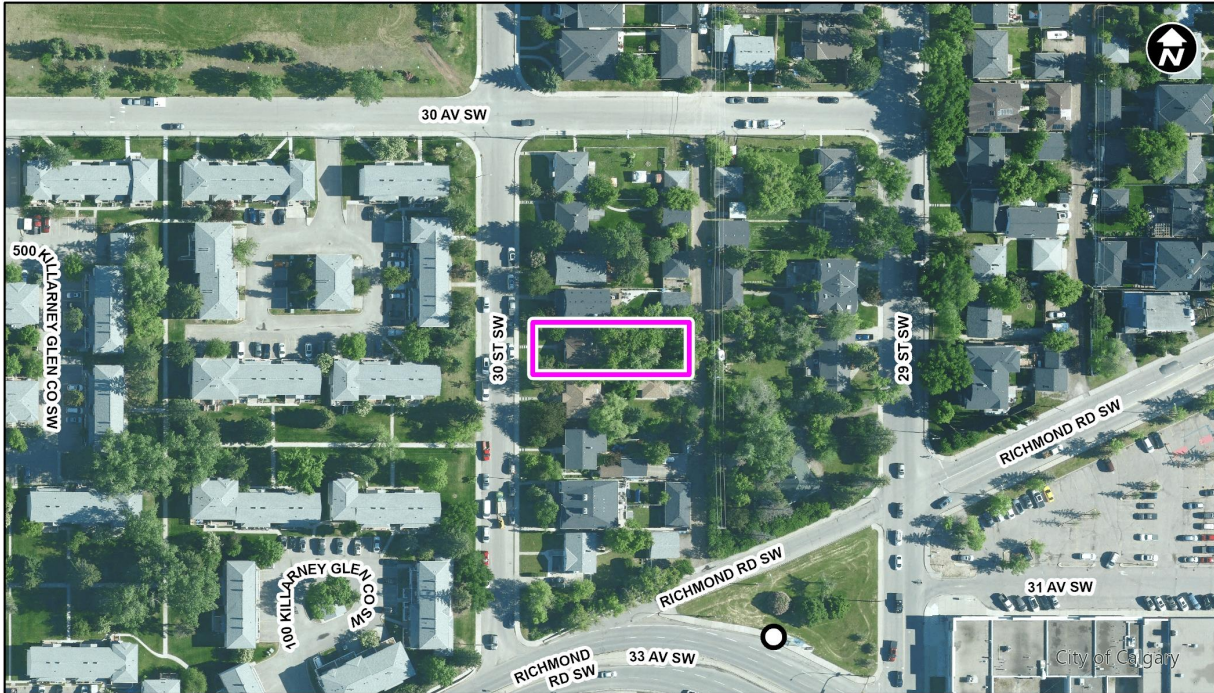
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2021 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. 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 subject site parcel area, this would allow for up to five dwelling units. Secondary suites 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.

This application does not propose to change the land use district for the parcel.

## 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 as identified in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). 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 small and incremental benefits to climate resilience. While the proposal is generally in keeping with relevant MDP policies, guidance must be provided in conjunction with approved local area plans.

### **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 Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to 3 storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Limited Scale policies within the Neighbourhood Local category under 2.2.1.6.c notes that building forms containing three or more residential units are supported on parcels with rear lanes in the following areas:

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

This proposal does not align with the recently approved LAP. While the parcel does have a rear lane, it does not meet any of the location criteria set out in policy 2.2.1.6.c.

Although the application is not supported by Administration, an amendment has been prepared to allow for the proposed development should Council decide to approve the application.