

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Killarney/Glengarry and is located approximately 130 metres (a two-minute walk) north of Richmond Road SW (part of the Primary Transit Network) and approximately 150 metres (a two-minute walk) south of 28 Avenue SW. The subject site is comprised of two mid-block parcels, with a total area of approximately 0.12 hectares (0.29 acre). The site is approximately 30 metres wide and 38 metres deep and is currently developed with two single-storey, single-detached dwellings with rear detached garages and vehicular access provided from the adjacent lane.

The subject parcel is surrounded by properties that are designated as Direct Control (DC) District (Bylaw 29Z91) comprising of single-storey single detached dwellings to the north, east and west, including two-storey semi-detached dwellings to the south and the west. There are also four nearby properties on 29 Street SW, 28 Street SW, and Richmond Road SW designated Housing – Grade Oriented (H-GO) District.

The subject site is approximately 180 metres (a two-minute walk) from a local shopping plaza to the south. Nearby parks and open spaces include the Richmond Green Park, which includes tennis courts, a baseball diamond, a toboggan hill, disc-golf course, and playground, all located approximately 950 metres (a 13-minute walk) southwest of the site. Community amenities in the area also include the Killarney/Glengarry Community Association (CA) situated approximately 300 metres (a four-minute walk) northeast of the site, and Killarney Elementary School, located approximately 600 metres (a 10-minute walk) west of the site.

Community Peak Population Table

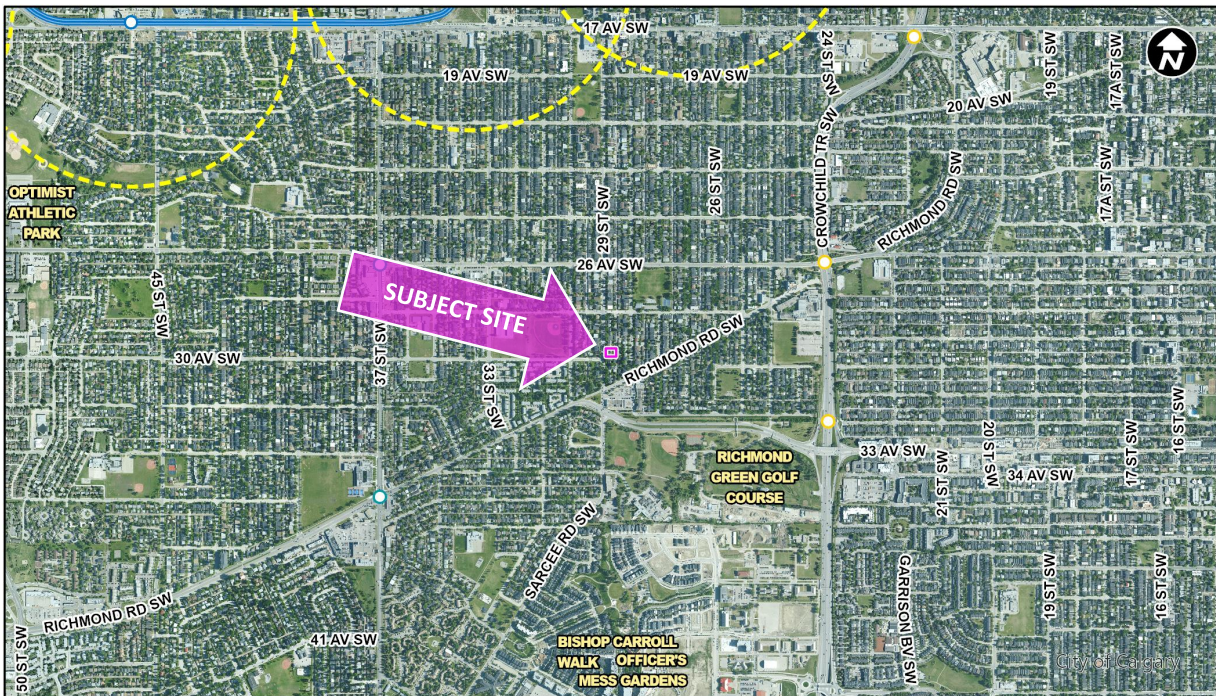
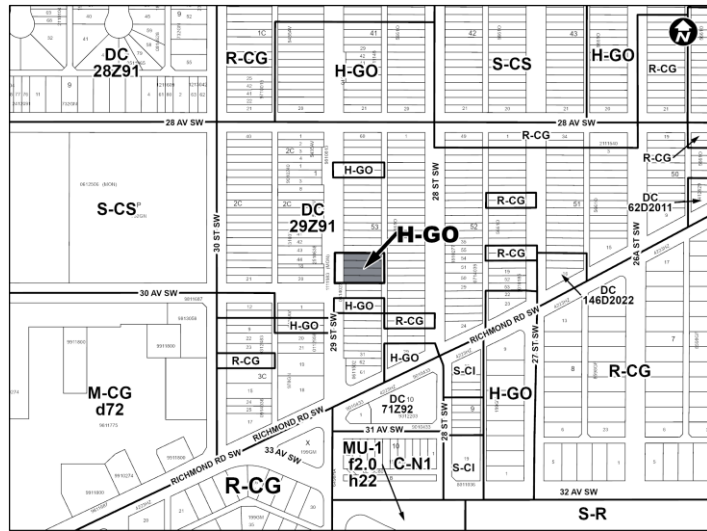
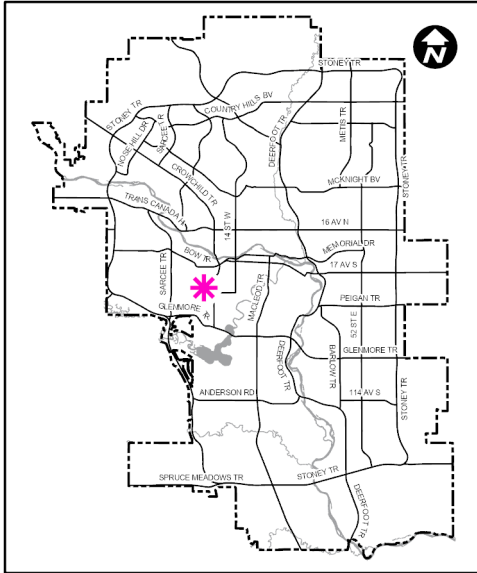
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

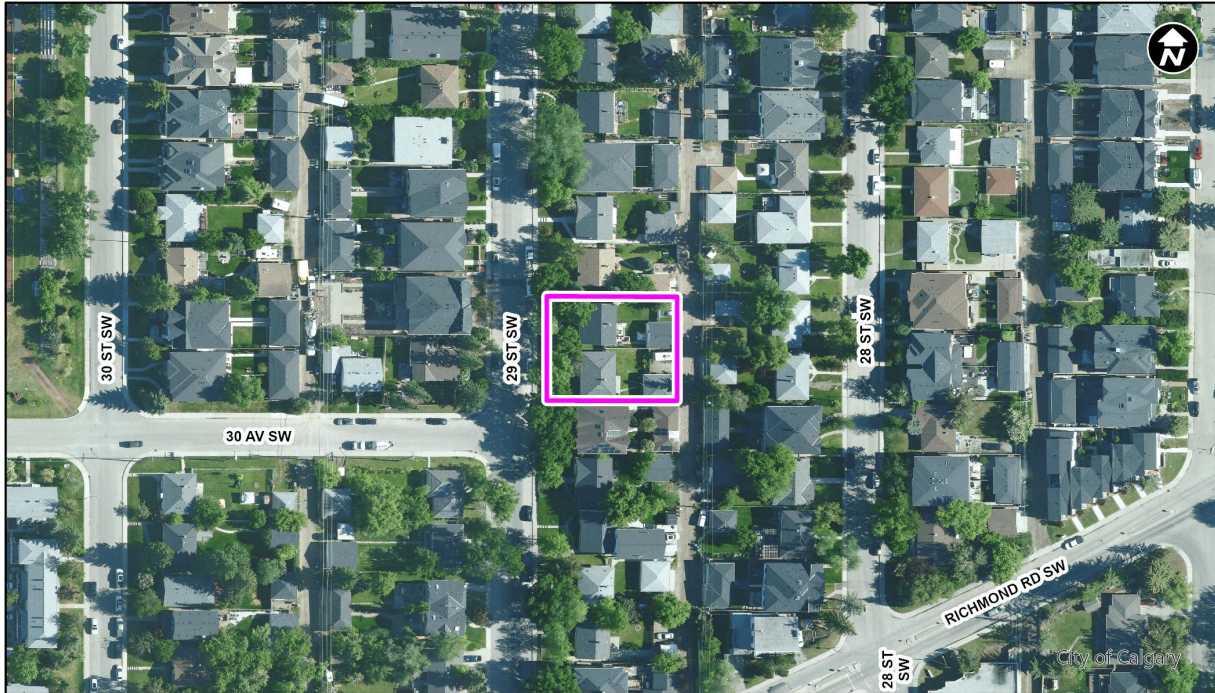
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject parcel is currently designated as DC District ([Bylaw 29Z91](#)). This DC District applies to numerous parcels between 24 Street SW and 30 Street SW and north of Richmond Road SW in the Killarney/Glengarry community. This DC District is based on the R-2 Residential Low-Density District rules defined by the previous Land Use Bylaw 2P80 and has specific rules governing a minimum lot width and a minimum lot area. The R-2 District provides for low density residential development in the form of single detached, semi-detached, and duplex dwellings and allows a maximum of two dwelling units per parcel.

The proposed Housing – Grade Oriented (H-GO) District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings, in a form and scale that is consistent with adjacent low density residential districts. The H-GO District offers a balance of compatibility with the adjacent residential districts and provides greater site and building design flexibility. The H-GO District will support the applicant's intent for a multi-residential development on the site. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;

- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

The H-GO District is intended for sites in an approved Local Area Plan within the Neighbourhood Connector or Neighbourhood Flex urban form categories. The subject site is located on 29 Street SW and is identified within the Neighbourhood Flex category on Map 3: Urban Form in the *Westbrook Communities Local Area Plan* (LAP). The subject parcel therefore meets the criteria to be considered for the H-GO district.

Development and Site Design

The rules of the proposed H-GO District, along with the policies of the LAP, will provide guidance for future site redevelopment, including appropriate land uses, building massing, height, landscaping, parcel coverage and parking. Additional items that will be considered through the development permit review process include, but are not limited to:

- ensuring an engaging built interface along 29 Street SW;
- the layout and configuration of dwelling units;
- site access and parking provisions;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available via existing sidewalks on 29 Street SW, which is designated as a collector road.

29 Street SW is a designated on-street bicycle route that connects directly to the 26 Avenue SE on-street bicycle lanes, providing a connection to the broader Always Available for All Ages and Abilities (5A) Network and the Centre City bicycle network. 26 Avenue SW is undergoing an [improvement project](#) to provide a safe street for everyone including those walking, wheeling, driving and taking transit. The site is located near to the recently constructed 37 Street SW Main Street project which includes a multi-use pathway.

Transit service is available along Richmond Road SW and along 26 Avenue SW. Service on Richmond Road is available approximately 300 metres (a five-minute walk) south of the site. Route 22 (Richmond Road SW) provides bus service to downtown and points west along Richmond Road at 28-minute intervals during peak periods. Route 66 (Lakeview) provides bus service at 23-minute intervals during peak periods to downtown and south the Lakeview neighbourhood and North Glenmore Park. Service along 26 Avenue SW is located 350 metres north of the site. Route 6 (Killarney/26 Avenue) provides services at 23-minute intervals during peak periods.

The subject site is within Residential Parking Zone “T”.

Direct vehicular access to future development is anticipated to be provided from the rear lane.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water, sanitary, and storm utilities exist adjacent to the site within public road rights-of-way. Servicing requirements will be determined at the time of development permit.

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 in Map 1: Urban Structure in 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. These policies also deliver small and incremental benefits to climate resilience. The proposed H-GO District complies with the relevant MDP policy direction.

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 – 2025)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the **Neighbourhood Connector** category (Map 3: Urban Form) with a building scale of Low – Modified (Map 4: Building Scale), which allows for development up to four storeys in height. Neighbourhood Connector areas are characterized by a mix of commercial and residential units with units that are oriented towards the street. The proposed redesignation to the H-GO District aligns with these policies by allowing flexible grade-oriented housing forms that fit within the intended scale and character of the area.

The proposed land use amendment is in alignment with the applicable policies in the LAP.