

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0188

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2806 Richmond Road SW, LOC2018-0264

EXECUTIVE SUMMARY

This application was submitted by CivicWorks Planning + Design on 2018 December 11, on behalf of the Richmond2806 Ltd. The application proposes to change the designation of this property from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the uses already allowed (e.g. single detached, semi-detached, and duplex homes);
- a maximum building height of 11 metres (an increase from the maximum of 10 metres);
- a maximum of five dwelling units (an increase from the maximum of two dwelling units); and
- the uses listed in the R-CG District.

A minor map amendment to the *Killarney/ Glengarry Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Killarney/Glengarry Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares ± (0.19 acres ±) located at 2806 Richmond Road SW (Plan 5661O, Block 52, Lots 22 and 23) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

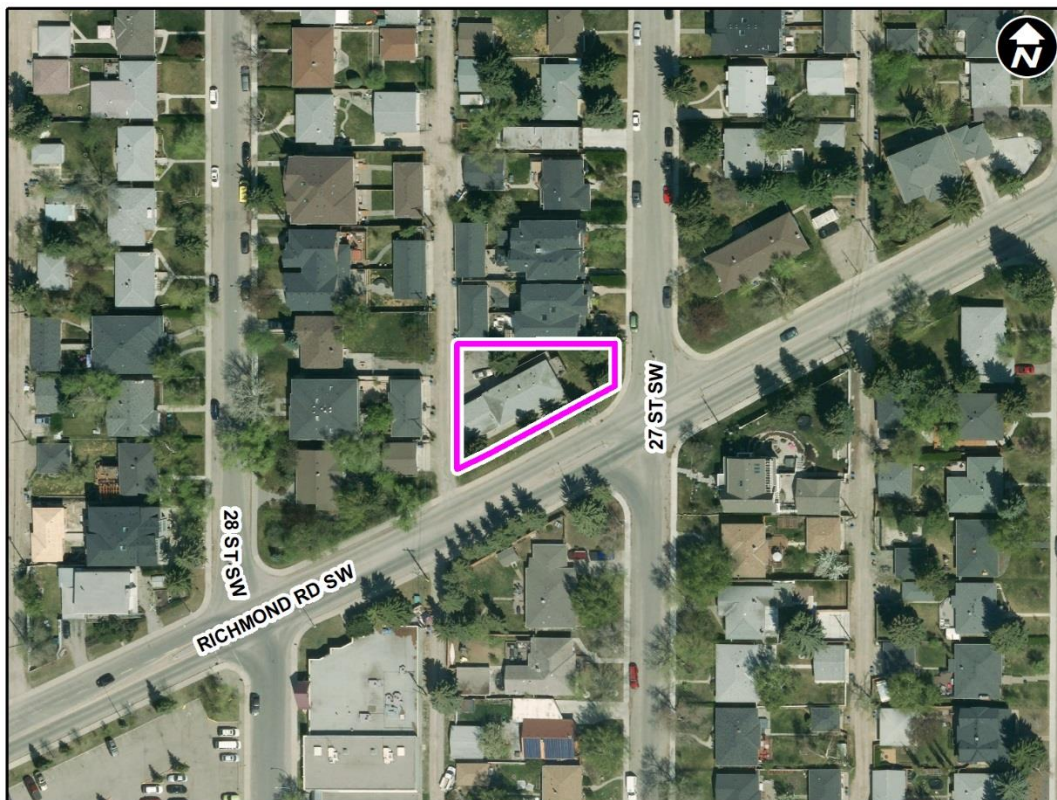
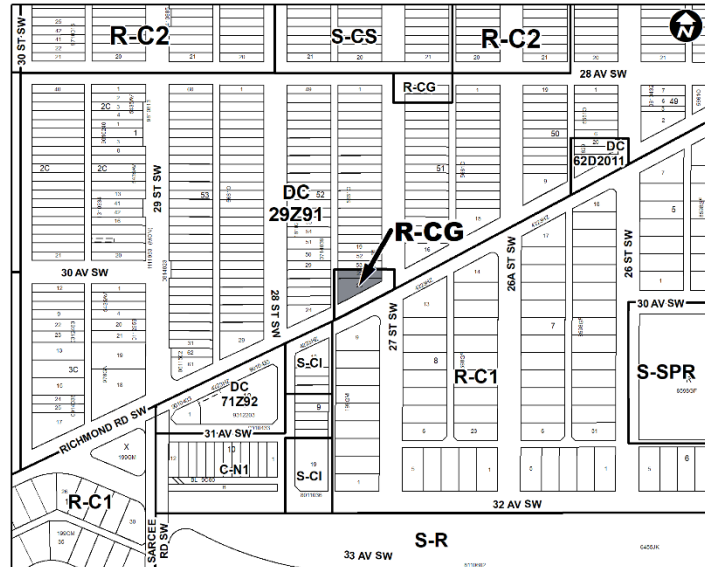
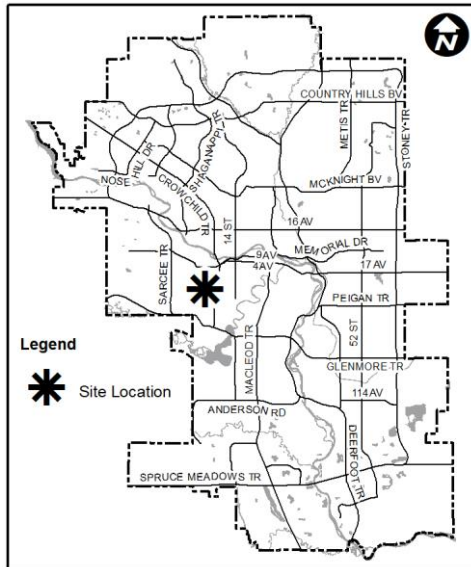
No development permit application has been submitted at this time.

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Location Maps



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BACKGROUND

Site Context

The subject site is located in the southwest community of Killarney/Glengarry on the northwest corner of Richmond Road SW and 27 Street SW. Surrounding development consists of low-density residential under predominantly the same Direct Control District to the east, west, and north and low-density residential under the Residential – Contextual One Dwelling (R-C1) District to the south and south east. The closest parcel designated as Residential Grade-Oriented Infill (R-CG) District is located 146 metres to the north. A neighbourhood commercial area and Richmond Park Manor is located to the south west.

Figure 1: Community Peak Population

Killarney	
Peak Population Year	2015
Peak Population	7,677
2018 Current Population	7,530
Difference in Population (Number)	-147
Difference in Population (Percent)	-2%

Source: The City of Calgary 2018 Civic Census

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing DC Direct Control District (Bylaw 28Z91) is based on the R-2 District of Land Use Bylaw 2P80. This district allows for single detached, semi-detached and duplex homes. A maximum building height of 10 metres and a maximum of two dwelling units is allowed under this district.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings.

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Development and Site Design

Secondary suites (one backyard suite or secondary suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG district, provided the suites are below 45 square metres in size, are located within 600 metres of frequent transit, and storage is provided for bikes, strollers or similar. The maximum density of 75 units per hectare would allow for up to five dwelling units on the subject site.

Environmental

An environmental site assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from both Richmond Road SW and 27 Street SW and the rear lane. The subject site is approximately 550 metres away from a westbound 112 Sarcree Road bus stop, which provides service through the Richmond area, and provides access to a number of other bus routes at the Richmond Square bus stop, and turns around at Westhills Towne Centre. The site is also approximately 550 metres away from an Eastbound 112 Sarcree Road bus stop which provides service to the Sunalta LRT station 3.8 kilometres away. On-street parking adjacent to the site is non-restricted. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

CivicWorks Planning + Design, on behalf of Richmond2806 Ltd, engaged with surrounding community members and stakeholders through the application process through placement of their own signage on the site as well as hand-delivering postcards at approximately 100 residences that highlighted the proposed land use change and ultimate development vision for the site.

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The Killarney/ Glengarry Community Association responded with no objection to the subject application and will provide a more detailed response at the development permit stage. Two responses of objection were received from members of the public that detailed concerns with:

- Adding to heavy traffic and congestion;
- Altering the character of the neighbourhood;
- Impact on street parking;
- Privacy and shadowing issues onto adjacent properties;
- Desire for shadow study at time of DP submission; and
- Five units being too much density and unprecedented in the neighbourhood

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan* and builds on its principles by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhouses. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in alignment with relevant MDP policies, as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

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Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the Conservation/Infill area as identified on Map 2: Land Use Policy in the *Killarney/Glengarry Area Redevelopment Plan* (ARP). The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, and duplex dwellings. To accommodate the proposed R-CG District, a minor amendment to Map 2 of the ARP is required to change the land use category of the subject site to Low Density Townhousing (Attachment 2).

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing DC Direct Control District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan