

Planning & Development Report to
Calgary Planning Commission
2021 July 8

ISC: UNRESTRICTED
CPC2021-0802
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**Land Use Amendment in Richmond (Ward 8) at 2819 and 2821 – 25 Street SW,
LOC2021-0008**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2819 and 2821 – 25 Street SW (Plan 5661O, Block 46, Lots 9 and 10) from Direct Control District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site with the intention of legalizing the two secondary suites in the basements of the existing semi-detached dwelling.
- The application represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood, and aligns with applicable policies of the *Municipal Development Plan* (MDP) and the *Richmond Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed R-C2 District would allow for a greater housing choice within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment application was submitted on 2021 January 20 by Nathan Luu on behalf of the landowners, Nathan Wing, Michelle Wing, Tyler Wing, and Hilton Wing. The two parcels are currently developed with a semi-detached building. Each of the semi-detached dwelling units have an existing illegal secondary suite in the basement.

The Applicant Submission (Attachment 2) indicates that the landowner is seeking to legalize the existing secondary suites. The applicant is aware of the need to obtain the relevant or necessary City permits to ensure both suites meet all Land Use Bylaw and building code requirements.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

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Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant had discussions with surrounding neighbours about the proposal. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration did not receive any letters from the public.

The Richmond Knob Hill Community Association (CA) provided a letter on 2021 February 04 with a query regarding the intention of the application and regarding the parking supply. On 2021 February 10, a further letter was received with a query regarding potential future parking relaxations based on the distance to transit. Administration followed up with the CA on 2021 June 21 and 2021 June 30 for an updated submission, and did not receive a response.

Administration considered the relevant planning issues specific to the proposed designation and has determined the proposal to be appropriate. The building and site design, number of dwelling units and suites, and on-site parking will be further reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

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

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#).

Economic

The ability to allow secondary suites on the site would make for an efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform