

**Planning & Development Report to
Calgary Planning Commission
2021 August 19**

**ISC: UNRESTRICTED
CPC2021-1195
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**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2808 – 31 Street SW,
LOC2021-0016**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2808 – 31 Street SW (Plan 732GN, Block 9, Lot 47) from Direct Control District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for the existing secondary suite within the existing single detached dwelling.
- This proposal would continue to restrict allowable building forms and uses to what is allowed under the existing DC District, which is based on the R-2 District within Land Use Bylaw 2P80. This proposal also aligns with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This proposal would provide an additional low density housing option within Killarney/Glengarry.
- Why does this matter? This proposal aligns with MDP goals to redirect growth to inner city communities.
- 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 application was submitted by Chen Urban Homes on behalf of the landowner, Julin Zhang, on 2021 February 01. The site is located in the southwest community of Killarney/Glengarry, and is approximately 0.05 hectares in size. The site contains an existing single detached dwelling that fronts onto 31 Street SW.

The existing DC District, based on the R-2 District of Land Use Bylaw 2P80, does not allow for the use of Secondary Suite. The proposed R-C2 District accommodates the existing residential development and would allow for a secondary suite. No development permit application has been submitted at this time, however, the Applicant Submission (Attachment 2) states their intention to bring an existing secondary suite into compliance.

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 the proposed land use amendment 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. The applicant reached out to 15 nearby neighbors through door-to-door in-person conversations on 28 May 2021 and was able to speak with seven of them. Only one neighbour expressed concerns, explaining that they believed parking in the area would be affected by the addition of a new secondary suite. The applicant also reached out to the Killarney-Glengarry Community Association but received no response.

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 received one letter of opposition from the public, expressing concern that the new secondary suite would reduce the availability of on-street parking.

The Killarney-Glengarry Community Association has indicated that they have no comments regarding this application.

Administration considered the relevant planning issues specific to the application and has determined that the proposal is appropriate. The building and site design, number of units, and on-site parking would be reviewed at the time of a development permit application.

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 proposed application would provide additional housing choice in the community of Killarney/Glengarry.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with

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applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would enable more efficient use of land and infrastructure and the support of surrounding uses and amenities.

Service and Financial Implications

No anticipated financial impact.

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 (Name)	Department	Approve/Consult/Inform