

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
 2904 Richmond Road SW, LOC2020-0192**

RECOMMENDATION(S):

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 5)
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2904 Richmond Road SW (Plan 5661O, Block 53, Lot 29) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use and policy amendment would allow for rowhouses in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that may be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? More housing options available in the inner-city, with access to transit and services.
- Why does this matter? Allowing for more housing choices in inner-city areas represents more efficient use of land, existing infrastructure, and accommodation of a more diverse population.
- No development permit has been submitted at this time.
- An amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation.
- 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, located in the southwest community of Killarney/Glengarry, was submitted by K5 Designs on behalf of the landowner, Anita Sovina Am Fox, on 2020 December 09. No development permit has been submitted at this time, however as noted in the Applicant Submission (Attachment 2), the intent is to submit a future development permit for a four-unit rowhouse.

The approximately 0.06 hectare site is located at the northwest corner of Richmond Road SW and 28 Street SW. The site is currently developed with a single detached dwelling with rear lane access and attached garage accessed from Richmond Road SW. An amendment to Map 2 of the Killarney/Glengarry ARP is required to accommodate the proposed R-CG District (Attachment 5)

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Public Engagement was undertaken
- Public/Stakeholders were informed

Applicant-Led Outreach

Prior to the submission of the proposed land use amendment, the applicant used the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant conducted the following:

- posted signage with information on the proposal;
- dropped off letters with information to the adjacent neighbours on 2021 June 14 and 2021 October 13; and
- contacted the Killarney/Glengarry Community Association.

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 regarding the proposal.

The Killarney/Glengarry Association responded on 2020 October 13 indicating that they would not be taking a position in either support or in opposition to the application (Attachment 4).

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 R-CG District would allow for a wider range of housing types than the existing DC District, and the proposed land use 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 the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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Economic

The ability to develop up to four rowhouse units with the option to include secondary suites or backyard suites may allow for more efficient use of land, existing infrastructure, and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no know risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform