

Planning & Development Report to
Calgary Planning Commission
2022 January 6

ISC: UNRESTRICTED
CPC2022-0011
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**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3012 – 29 Street SW,
LOC2021-0144**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3012 – 29 Street SW (Plan 5661O, Block 53, Lots 55 and 56) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022
JANUARY 6:**

That Council give three readings to **Proposed Bylaw 28D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3012 – 29 Street SW (Plan 5661O, Block 53, Lots 55 and 56) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- The proposed land use amendment would allow for secondary suites, in addition to uses that are already allowed (e.g., single detached, semi-detached and duplex dwellings).
- The owner has filed the subject application in order to legalize an existing secondary suite within the principal dwelling.
- The application represents an appropriate density increase on the site, allows for development that is compatible with the character of the existing neighbourhood, and is in alignment with the applicable policies of the *Municipal Development Plan* and the *Killarney/Glengarry Area Redevelopment Plan*.
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for a greater housing choice within the community and more efficient use of infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 district can better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for an existing secondary suite has been submitted and is under review.
- 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, located in the southwest community of Killarney/Glengarry, was submitted by the landowner, Stanley Wong, on 2021 September 29.

A development permit (DP2021-5302) was previously submitted (see Attachment 2, Applicant Submission); however, as the landowner's intent is to legalize a pre-existing secondary suite, the development permit is on hold pending the outcome of this land use amendment. The

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approximately 0.06 hectare parcel is currently developed with a single detached dwelling and detached garage with rear lane access.

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

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 contacted both immediate neighbours directly but determined that, due to minimal anticipated impacts from the project and ongoing COVID-19 protocols, further in-person engagement with community members was not warranted.

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 two supportive letters from the public, including the following reasons:

- sufficient and functional off-street parking, with good access to the dwelling, is provided; and
- neighbours express positive relations with the landowner.

The Killarney-Glengarry Community Association (CA) did not provide feedback with respect to this application. Follow-up with the CA confirmed that they have no comments on this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The development permit application will be processed following a decision on this land use application.

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

IMPLICATIONS

Social

The proposed land use would allow for a wider range of housing types than the existing DC District and can better accommodate the evolving housing needs of different age groups, lifestyles and demographics.

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Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Opportunities to align future developments on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

Economic

The legalization of an existing secondary suite would allow for a more efficient use of existing infrastructure, services and amenities. Densification also supports public transit, local businesses and employment opportunities in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 28D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform