

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2811 – 26 Street SW,  
 LOC2022-0088**

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**RECOMMENDATION:**

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 2811 – 26 Street SW (Plan 5661O, Block 44, Lots 5 and 6) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**HIGHLIGHTS**

- This application proposes to redesignate the subject site to legalize an existing secondary suite.
- The proposed land use district would allow for secondary suites, in addition to uses that are already allowed (e.g., single detached, semi-detached and duplex dwellings).
- The application allows for development that is compatible with the character of the existing neighbourhood and is in alignment with the applicable policies of the *Killarney/Glengarry Area Redevelopment Plan (ARP)* and the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for greater housing choice within the community and more efficient use of infrastructure and nearby amenities.
- Why does this matter? Creating greater housing options in established areas may better accommodate the evolving needs of different demographic groups and lifestyles.
- A development permit to legalize 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 landowners, Sin Yee Fung and Bo Xu, on 2022 May 17. The approximately 0.06 hectare parcel is currently developed with a single detached dwelling and detached garage with front drive access, as well as a parking stall with rear lane access that is dedicated to the secondary suite.

A development permit (DP2021-09532) has been submitted (Attachment 2, Applicant Submission) to legalize an existing secondary suite; however, the existing DC District does not allow for secondary suites, therefore the development permit is on hold pending the outcome of this land use application.

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

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**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 reached out to both immediate neighbours on 2022 April 24 and informed the Killarney-Glengarry Community Association (CA) and Ward Councillor's office through email on 2022 June 20. 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 and published [online](#). Notification letters were sent to adjacent landowners.

Administration received two letters of support from the public. Reasons for support include that the proposed land use would be in line with the rest of the neighborhood.

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

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The development permit application (legalization of an existing secondary suite) will be processed following a decision on this land use application.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 R-C2 District would retain the site's existing density and built form, with the addition of Secondary Suites as a permitted use. Secondary suites do not count towards density and therefore comply with existing policy.

**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 are being explored through the development permit application.

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**Economic**

The legalization of an existing secondary suite would enhance public safety and allow for efficient use of existing infrastructure, services and amenities such as 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform