

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at  
 2734 Richmond Road SW, LOC2022-0033**

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**RECOMMENDATIONS:**

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 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) located at 2734 Richmond Road SW (Plan 5661O, Block 51, Lots 16 to 18) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional use of rowhouse building, with guidelines (Attachment 3)

**HIGHLIGHTS**

- The proposed policy and land use amendment application would allow for rowhouses, in addition to the building types listed in the existing Direct Control (DC) District (e.g., single detached, semi-detached, and duplex dwellings), and allow for a courtyard-oriented residential development with six dwelling units.
- The proposal would allow for an appropriate increase in height and density along a collector road within walking distance of a commercial area, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed DC District would allow for additional housing options in an inner city community that is well served by transit and would support a diverse range of Calgarians.
- Why does this matter? Encouraging residential growth in this location would promote appropriately scaled densification in the inner city and make efficient use of existing infrastructure.
- An amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit application for a four-unit rowhouse and a semi-detached building, plus five secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This application, in the southwest community of Killarney/Glengarry, was submitted by CivicWorks on behalf of Connaughty Investment Limited on 2022 February 28. The intent of the application is to allow for a low density development with six dwelling units, as identified in the Applicant Submission (Attachment 4).

The 0.10 hectare site is a corner parcel located on the northeast corner of Richmond Road SW and 27 Street SW. The proposed DC District is based on the Residential – Grade-Oriented Infill (R-CG) District and would allow for two grade-oriented residential buildings of low height and low density that share a common amenity space.

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A development permit application (DP2022-02121) was submitted on 2022 March 29 and is currently under review (Attachment 5). The application proposes a four-unit rowhouse building and a semi-detached building, plus four secondary suites in the rowhouse and one secondary suite in the semi-detached dwelling, that share a common amenity area. Six vehicle parking stalls are proposed to be provided from the lane. Waste and recycling are anticipated to be managed with on-site Molok bin containers with scheduled pick-up by a third-party collection company.

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 policy and 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 respective community association was appropriate. In response, the applicant provided a project memo to residents within 150 metres of the subject site along with hand-delivered postcards. The applicant also shared the information with the Killarney/Glengarry Community Association (CA) and the Ward 8 Councillor's Office. The CA provided a letter to the applicant indicating neither support nor objection to the proposed development. Furthermore, the applicant placed signage with additional information on the site. The Applicant Outreach Summary can be found in Attachment 6.

**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 also sent to adjacent landowners.

Administration received 14 letters of opposition and one letter of support from the public. Those in opposition noted the following areas of concern:

- increase in density and strain on public infrastructure such as sewage systems and playground space;
- waste and recycling management;
- increased on-street parking challenges;
- increased traffic and pedestrian safety issues particularly at the intersection of 27 Street SW and Richmond Road; and
- preference for a four-dwelling development without secondary suites.

The Killarney/Glengarry CA did not provide any comments to Administration, instead stating that their position is as stated to the applicant (neither support nor objection).

**Planning & Development Services Report to  
Calgary Planning Commission  
2022 August 4**

**ISC: UNRESTRICTED  
CPC2022-0875  
Page 3 of 3**

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Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate. The building and site design, number of units, on-site parking and waste management are currently being reviewed with the submitted development permit application.

Following Calgary Planning Commission, notifications for a 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 land use district would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community.

**Environmental**

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy – Pathways to 2050](#). There are no known outstanding environmentally related concerns associated with the proposal at this time. As such, no Environmental Site Assessment was deemed required.

**Economic**

The ability to moderately increase density in this location would make for more efficient use of existing infrastructure and services.

**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. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Development Permit (DP2022-02121) Summary
6. Applicant Outreach Summary
7. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform
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