

**Planning and Development Services Report to
Calgary Planning Commission
2023 July 20**

**ISC: UNRESTRICTED
CPC2023-0722
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**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3410 Richmond Road
SW, LOC2023-0051**

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 3410 Richmond Road SW (Plan 732GN, Block 1, a portion of Lot 2 and a portion of Lot 3) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for secondary suites in addition to the uses already allowed (e.g. single detached, semi-detached and duplex dwellings).
- The proposal represents a similar building form and set of uses 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) and the *Westbrook Communities Local Area Plan* (LAP).
- 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 existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Killarney/Glengarry, was submitted by Primal Solutions on behalf of the landowner, 13933512 Canada Corporation (Sean Manak), on 2023 February 24. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to legalize the existing secondary suite.

The approximately 0.06 hectare (0.14 acre) midblock site is situated on the north side of Richmond Road SW. A Route 22 (Richmond Road SW) transit stop is located in front of the property. The 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.

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties 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 the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the neighbours in a six-block radius between 2022 November and 2023 January to discuss the application in person with residents. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were sent to adjacent landowners.

Administration received one letter from the public. The letter indicated concerns about reducing sunlight for neighbouring lots if the site is redeveloped in the future.

No comments from the Killarney/Glengarry Community Association (CA) were received. Administration contacted the CA to follow up and no response was received.

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

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 application would allow for a wider range of housing types and may better accommodate the evolving housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed application would 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.

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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