

Land Use Amendment in Killarney/Glengarry (Ward 8) at 3616 Richmond Road SW, LOC2023-0070

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 3616 Richmond Road SW (Plan 732GN, Block 3, Lot 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that is 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 Housing – Grade Oriented (H-GO) District will allow for greater housing choices within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District will accommodate more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2023-02521) was submitted on 2023 April 24.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, located in the community of Killarney/Glengarry, was submitted by CivicWorks on behalf of the landowner, RNDSQL LTD. on 2023 April 6, 2023. The approximately 0.06 hectare (0.14 acre) site is a single parcel located on the north side of Richmond Road SW, and east of 37 Street SW and is currently developed with a single detached dwelling and garage accessed by a rear lane.

The proposed H-GO District would allow for the development of grade-oriented building forms that would be contextually appropriate in low-density residential areas. The intent of the application is to allow for a stacked townhouse style development with eight dwelling units in two buildings, with a car port located at the rear of the site, as identified in the Applicant Submission (Attachment 2). A development permit (DP2023-02521) was submitted on 2023 April 24 and is currently under review.

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

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 relevant public groups and respective community association was appropriate. In response, the applicant provided a letter to approximately 100 surrounding area residents at the beginning of the application process. The applicant also contacted the Ward 8 Councillor's office and the Killarney/Glengarry Community Association. Additionally, the applicant provided on-site signage (separate from the standard City of Calgary signage) and a dedicated phone and email line for public responses. 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 interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received five letters of opposition from the public. The letters of opposition included the following areas of concern:

- insufficient on-site vehicle parking;
- traffic impacts from the additional density;
- density and overall height;
- building setbacks and lot coverage; and
- shadowing, privacy and overlook issues on adjacent lots.

No comments from the Killarney/Glengarry Community Association were received. Administration reached out to the Community Association 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 H-GO District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. It provides for a modest density increase while being sensitive to adjacent development. The building and site design, number of units, and on-site parking will be reviewed through the Development Permit process.

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 would create the opportunity for additional housing types which can increase the diversity of housing options in the area. This may better accommodate the housing

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needs of different age groups, lifestyles and demographics that will contribute to the creation of a more inclusive community.

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 ability to develop two buildings on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform