

Land Use Amendment in Killarney-Glengarry (Ward 8) at 3418 and 3422 Richmond Road SW, LOC2023-0077

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 3418 and 3422 Richmond Road SW (Plan 732GN, Block 1, Lot 5, a portion of Lot 4 and a portion of Lot 6) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JULY 6:

That Council give three readings to **Proposed Bylaw 136D2023** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 3418 and 3422 Richmond Road SW (Plan 732GN, Block 1, Lot 5, a portion of Lot 4 and a portion of Lot 6) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to legalize an existing secondary suite within each dwelling unit.
- The proposal represents a similar building form and set of uses 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 redesignation is compatible and consistent with the existing neighbourhood, allowing existing housing options to continue.
- Why does this matter? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow existing housing options to continue 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 related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Killarney-Glengarry, was submitted by Mediated Solutions on behalf of the landowners, Christos Stathonikos and Matthew Stathonikos on 2023 April 6. The current land use for the two parcels is a DC District (Bylaw 28Z91), which is based on the Residential Low Density (R-2) District of Land Use Bylaw 2P80, which does not allow suites. The purpose of this application is to legalize the existing secondary suite on each parcel as noted in the Applicant Submission (Attachment 2).

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 a 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 the respective community association was appropriate. 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, notices posted on site and published [online](#). Notification letters were sent to adjacent landowners.

Administration did receive one letter of support and one letter of opposition from the public. The letter of opposition included the following areas of concern:

- increase in parking pressure;
- increase density within an older neighbourhood; and
- land use redesignation should have been undertaken before works were completed.

No comments from Killarney-Glengarry Community Association (CA) were received. Administration contacted the CA to follow up and no response was received at the time of writing this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

Following Calgary Planning Commission, notifications for 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

This proposal may have positive social implications by offering a greater number and variety of dwelling types for Calgarians near existing services and amenities.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy-Pathways to 2050*.

Economic

The proposed land use would allow the ability to moderately increase density in these locations and would make for more efficient use of existing infrastructure and services.

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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 136D2023**
- 5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform