

Land Use Amendment in Killarney/Glengarry (Ward 8) at 3436 Richmond Road SW, LOC2023-0223

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 3436 Richmond Road SW (Plan 732GN, Block 1, Lot 9) from Direct Control (DC) 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 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 it mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed H-GO 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 related to this proposal.

DISCUSSION

This application, in the southwest community of Killarney/Glengarry was submitted by Ryan G Cairns Residential Design on behalf of the landowners, Euriel and Chinyere Obi, on 2023 August 01. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to build a four-unit development with secondary suites.

The approximately 0.06 hectare (0.14 acre) parcel is located one lot in from the west end of the block and currently occupied by a single storey dwelling. The site fronts on to Richmond Road SW and has a gravel rear lane. The site is primarily surrounded with single storey dwellings.

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

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 delivered 60 letters to the closest neighbours, informing them of the details of the application, with email contact details for queries and responses from the applicant. The applicant had also reached out to the Killarney-Glengarry Community Association and the Ward 8 Councillor's Office. 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 also sent to adjacent landowners.

Administration received one letter of opposition from the public. The letter expressed concerns over increased traffic and parking issues, reduced sunlight and privacy for neighbouring lots, and the form being a poor fit for increased density, with development leading to overcrowding in the community.

No comments from the Killarney-Glengarry Community Association were received. Administration contacted 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 and in alignment with existing policies. Concerns related to overlooking, building and site design, impact on the street and waste and recycling and on-site parking will be reviewed and determined at the development permit application.

Following 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

This land use amendment would enable the creation of a variety of housing types to cater to different age groups, lifestyles and demographics, which may contribute to 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.

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Economic

This land use amendment would allow for an efficient use of land, existing infrastructure and local services and would provide more housing choice in the community.

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