

Land Use Amendment in Killarney/Glengarry (Ward 8) at 3432 Richmond Road SW, LOC2023-0076

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 3432 Richmond Road SW (Plan 732GN, Block 1, Lot 8) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 JANUARY 11:

That Council give three readings to **Proposed Bylaw 66D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3432 Richmond Road SW (Plan 732GN, Block 1, Lot 8) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate use 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 Residential – Grade-Oriented Infill (R-CG) 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 R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has 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 originally submitted by Savoy Designs on behalf of the previous landowner, on 2023 March 27. During the review, the property was transferred to the new owners, Harry Sood and Shalika Sood, on 2023 June 12. After the transfer, Prime Design Solutions was appointed as the new applicant on behalf of the landowners. No development permit application has been submitted at this time.

The approximately 0.06 hectare (0.14 acre) midblock parcel is located on the north side of Richmond Road SW, between 33 Street SW and Kinsale Road SW. It is currently developed with a single detached dwelling and detached garage. Vehicle access is provided from the rear lane.

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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

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 neighbours in close proximity to discuss the application in person. 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 three letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- reduced privacy and safety for neighbouring lots;
- negative impact on housing affordability;
- public infrastructure and amenities, such as schools, roads, parks etc. may not be able to accommodate an increase in users; and
- over densification and rowhouses not fitting the character of the community.

No comments from the Killarney/Glengarry Community Association were received from the original circulation. The application was circulated to the Community Association a second time after the property was transferred to the new owners, but no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and to accommodate 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 and determined at the future development permit stage.

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.

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IMPLICATIONS

Social

The proposed application would allow for additional housing types including rowhouses and townhouses, and may better accommodate the housing needs of different age groups, lifestyles and demographics that 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.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services and provide more housing 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
4. **Proposed Bylaw 66D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform