

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
 2804 – 32 Street SW, LOC2019-0169**

RECOMMENDATION(S):

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectare ± (0.14 acre ±) located at 2804 - 32 Street SW (Plan 732GN, Block 9, Lot 36) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The application seeks to redesignate the subject property to allow for low density development with the intent of building a four-unit rowhouse development.
- This application represents a modest increase in density that is in close proximity to transit routes in an established inner-city neighbourhood, is compatible with the surrounding development, and aligns with applicable policies of the *Municipal Development Plan (MDP)*, and the *Killarney/Glengarry Area Redevelopment Plan (ARP)* as amended.
- What does this mean to Calgarians? More choice in the types of housing available and promote more efficient uses of existing infrastructure.
- Why does this matter? By providing for modest increases in density, R-CG developments provide greater choice of housing form in established areas, close to goods and services.
- An amendment to the *Killarney/Glengarry ARP* is required to accommodate the proposed land use.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment application was submitted by was submitted by SEIKA Architecture, on behalf of landowners Balwinder and Gurpreet Sahota, on 2019 November 05. The Applicant Submission (Attachment 3) indicates that the owner is looking to redevelop this property, increasing the allowable density from two to four units. The parcel is currently developed with a single detached dwelling and garage with access from the rear lane. A development permit application has not been submitted at this time.

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

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 public stakeholders and the Community Association was appropriate. In response, the applicant created a [project website](#) informing the public about the project and requesting feedback. The applicant also consulted the Killarney/Glengarry Community Association and Ward Councillor ensuring they had the opportunity to learn about and comment on the application. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's standard practice, this application was circulated to external stakeholders and notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

Administration received one letter from the public with concerns generally related to parking, and an increase in traffic.

The Killarney/Glengarry Community Association provided a letter on 2020 November 04 (Attachment 5), stating that they are neither in support nor opposition of the subject application. The comments then go on to identify the relevant policy amendments and development permit considerations.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Parking will be determined and reviewed at the development permit stage.

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 recommended land use allows for a wider range of housing types than the existing DC District, and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with

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applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The potential small increase in population enabled by this redesignation would mean opportunities for modest increases in use would help to support existing businesses in the area.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to Killarney/Glengarry Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Letter

Department Circulation

General Manager	Department	Approve/Consult/Inform