

**POLICY AMENDMENT AND LAND USE AMENDMENT
KILLARNEY/GLENGARRY (WARD 8)
30 STREET SW AND 26 AVENUE SW
BYLAWS 2P2017 AND 25D2017**

MAP 7C

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a 0.05 hectares \pm (0.13 acres \pm) site from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District on order to facilitate the development of a medical clinic. Currently, the applicant is proposing to retrofit the existing building on subject lot for the use of a medical clinic.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 November 17

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 2P2017 and 25D2017; and

1. **REFUSE** the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan; and
2. **ABANDON** the proposed Bylaw 2P2017.
3. **REFUSE** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 2640 – 30 Street SW (Plan 1855W, Block 1B, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Commercial – Neighbourhood 1 (C-N1) District; and
4. **ABANDON** the proposed Bylaw 25D2017.

REASON(S) FOR RECOMMENDATION:

The Land Use Amendment application conforms to the overall intent and goals of the Municipal Development Plan by providing local commercial development that provides service uses in close proximity and catering to local residents and surrounding neighbourhoods.

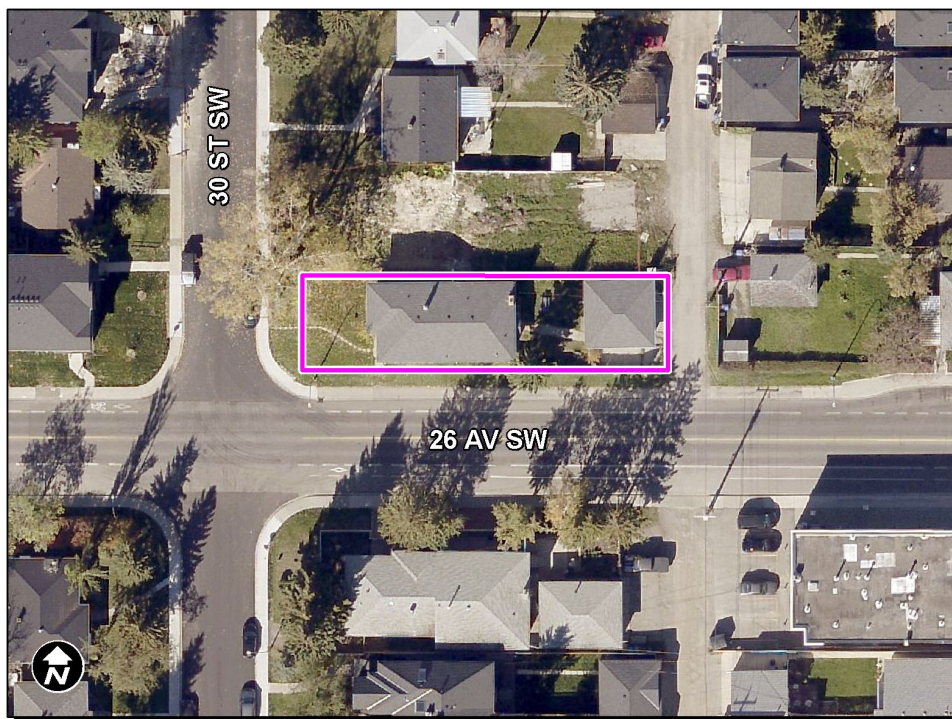
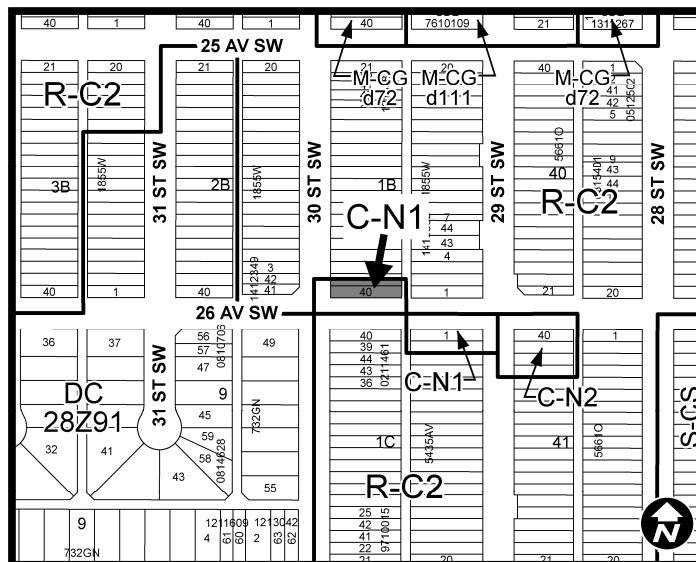
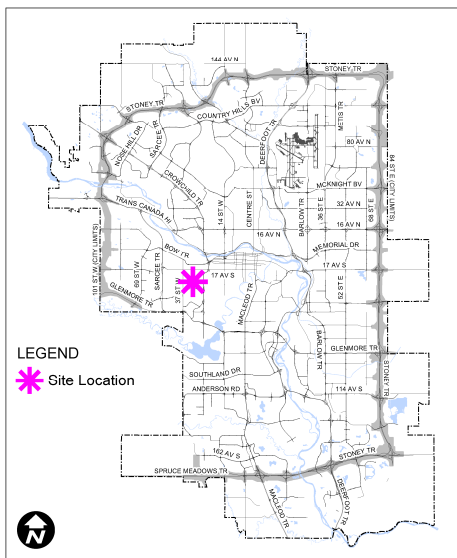
ATTACHMENTS

1. Proposed Bylaw 2P2017
2. Proposed Bylaw 25D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (APPENDIX II).

Moved by: J. Gondek
LOST: 3 – 4
Opposed: G.-C. Carra, R. Wright, C. Friesen and M. Foht
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 2640 – 30 Street SW (Plan 1855W, Block 1B, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Commercial – Neighbourhood 1 (C-N1) District.

Moved by: J. Gondek
LOST: 3 – 4
Opposed: G.-C. Carra, R. Wright, C. Friesen and M. Foht

2017 November 17

- MOTION:** The Calgary Planning Commission **FILED** Administration's recommendation of **APPROVAL** and recommends that Council:
- A. 1. **REFUSE** the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan; and

2. **ABANDON** the proposed Bylaw.

Moved by: G.-C. Carra
Carried: 4 – 3
Opposed: J. Gondek, M. Tita and S. Keating
 - B. 1. **REFUSE** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 2640 – 30 Street SW (Plan 1855W, Block 1B, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Commercial – Neighbourhood 1 (C-N1) District; and

2. **ABANDON** the proposed Bylaw.

Moved by: G.-C. Carra
Carried: 4 – 3
Opposed: J. Gondek, M. Tita and S. Keating

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Reasons for support of the Refusal recommendation from Mr. Foht:

- I opposed Administration's recommendation of approval of the rezoning of the subject parcel to C-N1.
- The current structure in a house and will be converted from residential to commercial (office). The site is too small, in my opinion to accommodate a future redevelopment to a commercial building.
- The use is more appropriate at the 29 Street SW/26 Avenue SW intersection.

Reasons for support of the Refusal recommendation from Mr. Wright:

- This application allows for spread of commercial uses on this street, rather than clustering further west at the traffic light on 29 Street SW. There are many opportunities for commercial development in the area of 33 Avenue SW (Marda Loop) and 17 Avenue SW. Leave the house as a residence.

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Applicant:

Stirling Karlsen

Landowner:

Sanctuary Professional Offices Inc.

PLANNING EVALUATION

SITE CONTEXT

The site is located on 30 Street SW at 26 Avenue in the community of Killarney/Glengarry. The site is currently designated as Residential – Contextual One/Two Dwelling (R-C2) District which is intended low density residential development. The surrounding land uses are predominantly low density, however to the south/west of the site, across 28 Avenue SW, there are lots designated as Commercial – Neighbourhood 1 (C-N1) District and Commercial Neighbourhood – 2 (C-N2) District.

LAND USE DISTRICTS

The applicants are proposing a land use redesignation in order to accommodate a future medical clinic.

Current Land Use District – Residential – Contextual One/Two Dwelling (R-C2) District

The existing R-C2 District is intended to:

- accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwelling, semi-detached dwellings, and single detached dwellings in the Developed Area; and
- a maximum building height of 10.0 metres.

Proposed Land Use District – Commercial – Neighbourhood 1 (C-N1) District

The proposed C-N1 District is intended to be characterized by:

- small scale commercial developments;
- buildings that are close to each other, the street and the public sidewalk;
- storefront commercial buildings oriented towards the street;
- buildings that are in keeping with the scale of nearby residential areas;
- development that has limited use sizes and types; and
- opportunities for residential uses to occur on the upper floors of buildings that contain commercial uses; and
- a maximum building height of 10.0 metres.

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LEGISLATION & POLICY

Municipal Development Plan

The following are policy within the MDP which support the proposed C-N1 District:

2.3 Creating Great Communities

“Goal – create communities by maintaining quality of living and working environments... enhancing community character and distinctiveness and providing vibrant places.”

Key Direction #2: Provide more choice within complete communities.

Key Direction #4: Link land use decision to transit.

Key Direction #8: Optimize infrastructure.

The subject site falls within the ‘Inner City’ which states that:

- redevelopment should support the revitalization of local communities by adding population and a mix of commercial and services uses;
- maintain and expand, where warranted by increased population, uses in close proximity to residents; and
- encourage at-grade retail to provide continuous, active, transparent edges to all streets and public spaces.

Killarney/Glengarry Area Redevelopment Plan

Subject site is currently designated as ‘Conservation Infill’ within the Killarney/Glengarry ARP, which provides for:

- the form and density allowed under R-1 and R-2 Districts found within Land Use Bylaw 2P80, which include single detached, semi-detached, duplex and converted structures containing no more than two units; and
- retention of low density of dwelling units and the traditional built form while permitting infill development.

A minor plan amendment will be required to change the subject property on ‘Map 2’ to ‘Local Commercial’, which is intended to:

- provide goods and services catering to the needs of surrounding neighbourhoods; and
- typical uses would include banks, dry cleaners, offices, shops, restaurants and retail food stores.

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South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

TRANSPORTATION NETWORKS

The subject site is a corner lot with lane access. There are no parking restrictions on 30 Street SW, but parking is not permitted along 26 Avenue SW due to a cycle lane.

The subject site is approximately 80.0 metres away from an Eastbound Route 6 bus stop which provides service to the Downtown core, and LRT. The site is also approximately 60.0 metres away from a Westbound Route 6 bus stop which provides service to the Westbrook LRT station, and access to the Route 306 bus route.

The subject site has a 2.13 metre bylaw road setback along 26 Avenue SW.

UTILITIES & SERVICING

Public utilities (water, sanitary and storm) exist within the adjacent public right-of-way.

Development servicing will be determined at the future Development Permit and Development Site Servicing Plan circulation stages.

ENVIRONMENTAL ISSUES

There are no environmental concerns associated with the proposed development.

ENVIRONMENTAL SUSTAINABILITY

To be reviewed at the development permit stage.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

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PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC submission date.

Citizen Comments

No comments received by CPC submission date.

Public Meetings

No public meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I am representing my clients who were looking to find a home which could be used as an office and a sanctuary to help people. The group is made up of several psychologists, an occupational health nurse and a physiotherapist all of which have a goal to create a comfortable and inviting office for their clients to come and receive help and treatments. I have found them a home located along 26th Ave., Southwest in the community of Killarney which is a perfect fit. The home is located on a lot which is too narrow to subdivide with its current zoning of R-C2 and has been used as a rental for many years. The home and landscaping area are in very rough condition. The house itself however did have a large addition and therefore could be renovated to beautify the home and the lot. This particular home is located across the street from other commercially zoned businesses which have a zoning of C-N1 and have small modest businesses that have been running from them for decades.

Our plan is to remove the older double car garage at the back and parking pad just currently located beside it to create additional parking for staff and clients. We have had a landscaping plan created which will include huge improvements with trees and shrubs as well as sitting areas for clients to relax before and after their treatments. We would like this to be a beautiful space to look at and for people to enjoy instead of the current eye sore that it currently is. I have already spent hours engaging with the neighbours to garner their support for the application and thus far everyone has been supportive and have signed my letter of support. We have met with the community association who also have the same vision for 26th Ave. and have included a letter of support from them as well. they feel the change in land-use is the highest a best use for this particular lot and the vision they have for 26th Ave. in the future. We hope that you will agree to approve the change in zoning as well as a change of use to allow this current home once renovated to run as a business for healing.

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APPENDIX II

PROPOSED AMENDMENT TO THE KILLARNEY/GLENGARRY
AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 2 entitled “Land Use Policy” and insert the revised Map 2 entitled “Land Use Policy” as follows:

