

Planning & Development Report to
Calgary Planning Commission
2021 July 8

ISC: UNRESTRICTED
CPC2021-1012
Page 1 of 3

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2204 – 35 Street SW, LOC2021-0058**

RECOMMENDATION(S):

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 4); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 Acres \pm) located at 2204 – 35 Street SW (Plan 3310AJ, Block 6E, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 JULY 08:

That Council:

1. Give three readings to **Proposed Bylaw 48P2021** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 4); and
2. Give three readings to **Proposed Bylaw 129D2021** for the redesignation of 0.06 hectares \pm (0.14 Acres \pm) located at 2204 – 35 Street SW (Plan 3310AJ, Block 6E, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses in addition to the building types already allowed in the district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- 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).
- What does this mean to Calgarians? The proposed R-CG District would allow for a greater housing choice within a community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for a greater housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- An amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

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DISCUSSION

This application, located in the southwest community of Killarney, was submitted by Horizon Land Surveys on behalf of the landowners, Indrit Bejko and Elda Suku, on 2021 April 12. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the intent is to submit a future development permit for a four-unit rowhouse.

The 0.06 hectare (0.14 acre) site is located at the corner of 21 Avenue SW and 35 Street SW, adjacent to the parking lot for Holy Name Church. The site is currently developed with a single detached dwelling with rear lane access. An amendment to Map 2 of the *Killarney/Glengarry ARP* is required to accommodate the proposed R-CG District (Attachment 4).

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

Prior to the submission of the proposed land use amendment, the applicant used the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant conducted a post card drop and door-knocking campaign to houses within a 90 metres radius of the subject site, and initiated communication with the Killarney-Glengarry Community Association and the Ward 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 stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received five letters of opposition from the public. The letters included the following areas of concern:

- rowhouse type development within the community;
- increased height;
- increased density;
- increased traffic; and
- parking concerns.

The Killarney/Glengarry Community Association has declined to comment at this time, and is encouraging the applicant to engage with their neighbours and the surrounding properties.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, and on-site parking will be reviewed and determined at the development permit stage.

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CPC2021-1012
Page 3 of 3**

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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

The recommended land use allows for a wider range of housing types than the existing R-C2 District. As such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

The applicant has indicated in their Climate Resilience Inventory form that they plan to pursue specific measures as part of a future development permit which will align with The City’s [Climate Resilience Strategy](#) (programs: Renewable and low-carbon energy systems and Electric and Low-Emissions Vehicles). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to four rowhouse units with the option to include secondary or backyard suites would allow for an efficient use of land, existing infrastructure, and services.

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. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 48P2021**
5. **Proposed Bylaw 129D2021**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform