

Policy Amendment and Land Use Amendment in Killarney (Ward 8) at 2239 – 27 Street SW, LOC2021-0074

RECOMMENDATION(S):

That 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 4); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2239 – 27 Street SW (Plan 5661O, Block 23, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 AUGUST 19:

That Council:

1. Give three readings to **Proposed Bylaw 59P2021** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 4); and
2. Give three readings to **Proposed Bylaw 160D2021** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2239 – 27 Street SW (Plan 5661O, Block 23, Lots 19 and 20) 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 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 this matter? The proposed land use would allow for 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 David Collins on behalf of the landowner, 2283189 Alberta Inc (Nil Patel), on 2021 May 11. 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 approximately 0.06 hectare site is located at the northwest corner of 23 Avenue SW and 27 Street SW. 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 letter drop and door-knocking campaign to houses within a 100-metre 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 three letters of support and seven letters of opposition from the public. The opposition letters included the following areas of concern:

- rowhouse type development within the community;
- increased height;
- increased density;
- increased traffic;
- existing trees/landscaping;
- privacy; and
- parking concerns.

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The Killarney/Glengarry Community Association has not provided comment at this time. The applicant has been encouraged to continue 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.

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 allows. 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 the objectives of the [Climate Resilience Strategy](#). The applicant has indicated that they do not plan to pursue any specific measures as part of their future development.

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 59P2021**
- 5. Proposed Bylaw 160D2021**

**Planning & Development Report to
Calgary Planning Commission
2021 August 19**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform