

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
 2704 – 33 Street SW, LOC2021-0059**

RECOMMENDATIONS:

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 2).
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2604 – 33 Street SW (Plan 1855W, Block 4B, 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 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 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 concurrent development permit for a four-unit rowhouse has been submitted and is ready for decision pending Council's decision on this proposed land use amendment.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the southwest community of Killarney, was submitted by Hunter Tristan Architects on behalf of the landowners, Aftab and Shazia Ahmad, on 2021 April 12. An amendment to Map 2 of the *Killarney/Glengarry ARP* is required to accommodate the proposed R-CG District (Attachment 4).

A concurrent development permit for a Rowhouse Building has been submitted and Administration is ready to approve the application pending Council's decision on this redesignation application. See Development Permit (DP2021-2404) Summary (Attachment 5) for additional information.

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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

As part of the review of this 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 had discussions with neighbours and Killarney-Glengarry Community Association about the proposal. 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 six letters of opposition and one letter of support from the public. The letters outlined the following areas of concern:

- drainage in the laneway;
- increased demand on parking;
- traffic congestion; and
- loss of green space.

Two of the letters of opposition included a petition that is not directly related to this application and signed in 2020, prior to this application being made. The petition raises concern for the drainage in the lane.

Administration has investigated the drainage in the lane on multiple occasions and it has been determined that the pooling appears to be caused by freeze/thaw movements in the ground; the lane drains normally when the area is free from ice. Based on measuring with a laser level and confirming with survey, the lane drains as per the design. Administration determined that this is not a design or install issue.

The Killarney-Glengarry Community Association provided a comment on 2021 August 24 stating that they do not hold a position of either support or opposition for the application. See Attachment 5 for the full response.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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.

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IMPLICATIONS

Social

The proposed land use would allow for a wider range of housing types than the existing R-C2 District, and as such, the proposed land use 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](#). Further opportunities to align future development of this site with applicable climate resilience strategies may be explored at future development approval stages.

Economic

The ability to develop up to four rowhouse units with the option to include secondary suites or backyard suites would allow for more 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.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to Killarney/Glengarry Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Development Permit (DP2021-2404) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform