

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
 2804 – 26 Street SW, LOC2021-0147**

RECOMMENDATIONS:

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 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2804 – 26 Street SW (Plan 5661O, Block 45, Lots 39 and 40) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021
 DECEMBER 16:**

That Council:

1. Give three readings to **Proposed Bylaw 6P2022** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 20D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2804 – 26 Street SW (Plan 5661O, Block 45, Lots 39 and 40) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

**EXCERPT FROM THE MINUTES OF THE CALGARY PLANNING COMMISSION, 2021
 DECEMBER 16:**

“**Moved by** Commissioner Tiedemann

That with respect to Report CPC2021-1570, the following be approved:

That the Calgary Planning Commission receive the letter from the Killarney-Glengarry Community Association for the Corporate Record and forward on with the report to Council.

MOTION CARRIED”

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HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses in addition to the building types already allowed (e.g. single detached, semi-detached, duplex dwelling and secondary suites).
- The application represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighborhood, 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 increased housing options 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 choice to accommodate the evolving needs of different age groups, lifestyles, and demographics.
- This application requires an amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP).
- No development permit has been submitted at this time.
- There is no previous Council direction.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application, in the southwest community of Killarney/Glengarry, was submitted by Horizon Land Surveys on behalf of the landowners, Jian Yu Wang and Zhang Li Wang, on 2021 September 21. No development permit has been submitted at this time; however, as per the Applicant Submission (Attachment 3), the landowners' intention is to redevelop the property to accommodate a four-unit rowhouse building. The 0.06 hectare parcel is currently developed with a single detached dwelling with rear lane access.

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 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 relevant community association was appropriate. In response, the applicant conducted a mail drop to adjacent residents within 90 metres, and they contacted the Killarney/Glengarry Community Association. The Applicant Outreach Summary can be found in Attachment 4.

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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 did not receive any responses from the public.

The Killarney/Glengarry Community Association provided a letter to Administration on 2021 November 09 (Attachment 5). The Community Association does not take a position of support or opposition to this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, and parking would be reviewed and determined through a future development permit application.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the policy and land use amendment 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 proposed land use would allow for a wider range of housing types than the existing DC District and 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 on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

Economic

The ability to develop up to four dwelling units would allow for a more efficient use of existing infrastructure and services. The future development could also support local businesses and employment opportunities in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 6P2022**
3. Applicant Submission
4. Applicant Outreach Summary

Planning & Development Report to
Calgary Planning Commission
2021 December 16

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- 5. Community Association Response
- 6. **Community Association Letter**
- 7. **Proposed Bylaw 20D2022**
- 8. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform