

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
 2837 – 34 Street SW, LOC2021-0159**

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 5); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.14 acres \pm) located at 2837 – 34 Street SW (Plan 732GN, Block 11, Lot 20 and portion of Lot 19) from Direct Control (DC) District to Residential – Grade-Orientated Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022
 JANUARY 6:**

That Council:

1. Give three readings to **Proposed Bylaw 10P2022** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 5); and
2. Give three readings to **Proposed Bylaw 25D2022** for the redesignation of 0.07 hectares \pm (0.14 acres \pm) located at 2837 – 34 Street SW (Plan 732GN, Block 11, Lot 20 and portion of Lot 19) from Direct Control (DC) District to Residential – Grade-Orientated Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use and policy amendment would allow for rowhouses in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- This application represents an appropriate density increase of the 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 options available in the inner-city, with access to transit and services.
- Why does this matter? Allowing for more housing choices in inner-city areas represents more efficient use of land, existing infrastructure, and accommodation of a more diverse population.
- No development permit has been submitted at this time.
- An amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This policy and land use amendment application was submitted by the landowner, Halyna Tataryn, on 2022 October 04. 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 rowhouse.

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 the following:

- dropped off letters with information to ten surrounding neighbours on 2021 May 21;
- spoke personally to a number of neighbours;
- contacted the Ward 8 Councillor's office; and
- contacted the Killarney-Glengarry Community Association (CA).

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 one letter of opposition from the public regarding the proposal. The issues raised included:

- size of units is too small;
- number of units and secondary suites; and
- lack of on-site parking.

The Killarney-Glengarry CA responded on 2020 November 22, indicating that they would not be taking a position in either support or opposition to the application (Attachment 4).

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, 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 proposed R-CG District would allow for a wider range of housing types than the existing Direct Control District, and the proposed land use 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](#). 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 five rowhouse units with the option to include secondary suites or backyard suites may allow for more efficient use of land, existing infrastructure, and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no know risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 10P2022**
6. **Proposed Bylaw 25D2022**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform