

**Policy Amendment and Land Use Amendment in Killarney / Glengarry (Ward 8) at  
 3216 – 26 Avenue SW, LOC2022-0003**

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**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); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 3216 – 26 Avenue SW (Plan 1855W, Block 3B, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented 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 allows for the redevelopment of the parcel with a density increase appropriate to its context and aligns 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 within the community, with access to both transit and services.
- 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.
- 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 application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This policy and land use amendment application was submitted by New Century Design on behalf of the landowners, Mike Sackett and Jon Founk, as well as Pen Lake Ventures Inc, on 2022 January 07. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent is to submit a future development permit for a rowhouse building.

An amendment to Map 2 of the *Killarney/Glengarry ARP* is required to accommodate the proposed R-CG District (Attachment 2).

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

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**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 the proposed land use amendment application, the applicant used the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and respective community association was appropriate. The applicant conducted the following:

- discussed the project and community outreach process with the Killarney-Glengarry Community Association (CA);
- dropped off postcards with project information to 75 surrounding residences;
- discussed the project with the Ward 8 Councillor; and
- communicated via email with a resident regarding parking concerns that asked for on-street parking to be requested as part of the future rowhouse development permit application in 2022 February. The applicant agreed to collaborate with the Killarney/Glengarry Community Association to request on-street parking from The City.

The Killarney/Glengarry Community Association informed the applicant that it would likely take a neutral stance on this application.

The Applicant Outreach Summary can be found in Attachment 4.

**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 two letters of objection from the public for the application with concerns on the following:

- Rowhouse building being unsuitable for the site and its context;
- Lack of on-site parking causing more parking congestion at adjacent streets; and
- Lack of proper on-site waste storage provision leading to waste bin obstruction at the rear lane (as observed at many rowhouse developments).

The Killarney-Glengarry Community Association did not provide comments on this application.

Administration evaluated the relevant planning considerations specific to the application and determined the proposal to be appropriate. Proposed building and site design as well as parking details 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.

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**IMPLICATIONS**

**Social**

The proposed R-CG District would support a wider range of housing types than the existing R-C2 land use district and would better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Environmental**

This application does not include 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 four 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 is no known risk associated with this application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform