

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
 2838 - 26A Street SW, LOC2021-0146**

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 ± (0.14 acres ±) located at 2838 – 26A Street SW (Plan 5661O, Block 44, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022
 JANUARY 27:**

That Council:

1. Give three readings to the **Proposed Bylaw 14P2022** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 35D2022** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2838 – 26A Street SW (Plan 5661O, Block 44, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed application 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 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 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.
- An amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit for a four-unit rowhouse with secondary suites has been submitted and is currently under review.
- There is no previous Council direction.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

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DISCUSSION

This land use amendment application, in the southwest community of Killarney/Glengarry, was submitted by ARC1 Design on behalf of the landowners, Vladimir Sereda and Oxana Dzyubenko, on 2021 September 21.

The 0.06 hectare parcel is currently developed with a single detached dwelling with a detached garage accessed from the rear lane. A development permit (DP2021-6768) for a 4-unit rowhouse with secondary suites was submitted on 2021 September 21 and is under review (Attachment 3).

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 a one block radius, spoke to neighbours to collect feedback, placed a billboard with the proposed design on-site, and contacted the Killarney/Glengarry Community Association. 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 responses in support and twenty-two responses in opposition from the public. Those in opposition noted the following concerns:

- the application represents a significant increase in density;
- lack of on-street parking available, along with an increase in traffic;
- mass, scale, and architecture for the proposed development is out of scale for the community;
- urban forest reduction concerns as the new development will impact existing trees;
- safety implications of kids playing in the alley, as the garages face the alley;
- neighbours are questioning how many waste and recycling bins will be required;
- not close enough to an LRT or BRT to justify the increase in density;
- overall lack of engagement by the developer on this project;
- concern about impact of building to existing servicing (water, sanitary, storm);
- shading and privacy concerns for adjacent properties; and
- neighbours believe that the project will reduce property values in the area.

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Responses in support have noted that this project aligns with previous applications in the surrounding area, along with support towards more varied built forms within the community.

The Killarney/Glengarry Community Association provided a letter on 2021 November 09 stating they do 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, tree retention, and parking are to be reviewed and determined through the current 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 R-C2 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 with secondary suites 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 14P2022**
3. Development Permit (DP2021-6768) Summary
4. Applicant Outreach Summary
5. Application Submission
6. **Proposed Bylaw 35D2022**
7. **CPC Member Comments**

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8. Revised Public Submissions

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform