

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
 2839 – 25A Street SW, LOC2021-0204**

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 \pm (0.14 acres \pm) located at 2839 – 25A Street SW (Plan 5661O, Block 45, Lots 19 and 20) from Direct Control (DC) District to Residential – Grade-Orientated Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 MARCH
 10:**

That Council:

1. Give three readings to the **Proposed Bylaw 24P2022** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 63D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2839 – 25A Street SW (Plan 5661O, Block 45, Lots 19 and 20) from Direct Control (DC) District to Residential – Grade-Orientated Infill (R-CG) District.

HIGHLIGHTS

- The proposed application would allow for rowhouses and secondary suites in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, and duplex dwellings).
- This application would allow for a density increase on the subject site that is appropriate to its context and would align with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Orientated Infill (R-CG) District would allow for greater housing options in a desirable inner-city community with ready access to both transit and services.
- Why does this matter? Creating greater housing options in established areas may enable more efficient use of both land and existing infrastructure, besides allowing for a more diverse and inclusive community.
- An amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This application is located in the southwest community of Killarney/Glengarry and was submitted by JG Design on behalf of the landowner, TJS Skinner Company Ltd, on 2021 November 30. 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 four-unit rowhouse building.

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 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:

- dropped off notices (“flyers”) with project information to surrounding neighbours within a 60 metre radius of subject site on 2021 November 03;
- spoke personally with several residents;
- corresponded via email with a resident on a parking enquiry and responded that each unit would have one parking stall in the future rowhouse development; and
- contacted the Killarney-Glengarry Community Association (CA) on 2021 October 01.

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

- rowhouse building being not suitable for the site and its context;
- increased density; and
- lack of parking.

The CA provided an email on 2022 February 17 stating they do not have any comment or concern with this application, and that they typically take a neutral stance on such projects (Attachment 5).

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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 development permit application.

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 support a wider range of housing types than the existing DC District (Bylaw 29Z1991), and 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 four rowhouse units with the option to include secondary suites and/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 is no known risk associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
- 2. Proposed Bylaw 24P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. Proposed Bylaw 63D2022**
- 7. Public Submission**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform