

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
 3602 – 21 Avenue SW, LOC2021-0217**

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 3602 – 21 Avenue SW (Plan 6000AG, Block 6F, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE
 16:**

That Council:

1. Give three readings to **Proposed Bylaw 38P2022** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 109D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3602 – 21 Avenue SW (Plan 6000AG, Block 6F, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed application would allow for Rowhouse Buildings in addition to the building types already listed in the existing district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- This application would allow for a modest increase in density appropriate to the existing neighbourhood context and aligns with applicable policies in the *Municipal Development Plan* (MDP) and the *Killarney/Glengarry Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land-use district would allow for greater housing options within a desirable inner-city community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? Creating greater housing options in established areas can accommodate the evolving needs of different demographic groups and lifestyles, and provides opportunities for a more diverse and inclusive community.
- A minor amendment to the *Killarney/Glengarry Area Redevelopment Plan* is required.
- No development permit application 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

The subject site is located in the southwest community of Killarney/Glengarry. The land use amendment application was submitted by Hasan Syed (Savoy Designs) on behalf of the landowners, Antuen Borici and Aleks Vukaj, on 2021 December 20. The site is currently developed with a one-storey semi-detached dwelling with a detached garage accessed from the rear lane.

The proposed R-CG District accommodates grade-oriented development in the form of rowhouse buildings, duplex and semi-detached dwellings, and cottage housing clusters. A maximum of four dwelling units would be allowed on this site, in addition to the potential for secondary suites. No development permit has been submitted at this time. A minor map amendment to the *Killarney/Glengarry Area Redevelopment Plan* is required to support the application.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation. The intent behind this proposal is described in the Applicant's Submission (Attachment 3).

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 utilized the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the respective community association was appropriate. The applicant determined that direct engagement with neighbouring homeowners was not necessary due to the minor change that this application contemplates. 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 four letters of opposition and one letter of support from the public regarding the application. The concerns raised included:

- Rowhouse buildings are inappropriate for the context;
- Increased number of residents and waste collection bins;
- Increased parking and traffic;
- Reduced mature trees, canopy cover, wildlife (birds), climate mitigation; and,
- Reduced quality of life.

The letter of support noted the following factors:

- Negligible increase in maximum building height;
- Increased population to support local businesses and amenities;

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- Adequate existing parking and transit service; and
- Positive overall community impact.

No comments were received from Killarney/Glengarry Community Association on this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The final building and site design, landscaping plan and parking details will be reviewed through the development permit application process.

Following Calgary Planning Commission, notifications for the 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 supports a wider range of housing types than the existing R-C2 District and can better accommodate the evolving 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 civic services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 38P2022**
3. Applicant's Submission
4. Applicant's Outreach Summary
5. **Proposed Bylaw 109D2022**
6. **CPC Member Comments**
7. **Public Submissions**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform