

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
 3003 – 26 Street SW, LOC2022-0101**

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 3003 – 26 Street SW (Plan 5661O, Block 50, Lots 1 and 2) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject site to allow for rowhouses 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 increased density on the subject site that is compatible with the surrounding context and would align with the applicable policies of *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 and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? Greater housing choice may better accommodate the evolving needs of different age groups, lifestyles and demographics in an established community with convenient access to amenities and services.
- An amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate this proposal.
- 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.

DISCUSSION

This application, located in the southwest community of Killarney/Glengarry, was submitted by Tricor Design Group on behalf of the landowner, A1 Quality Homes Ltd., on 2022 June 15.

The 0.06-hectare parcel, located at the southwest corner of 28 Avenue SW and 26 Street SW, is currently developed with a single detached dwelling with access from 28 Avenue SW and a rear lane. The proposed land use amendment would accommodate rowhouses (up to four units) that could be compatible with the surrounding developments as indicated in the Applicant Submission (Attachment 3). No development permit has been submitted at this time.

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

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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 was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and respective community association was appropriate. In response, the applicant contacted the Killarney-Glengarry Community Association (CA) on 2022 March 12. 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 and published [online](#). Notification letters were also sent to adjacent landowners.

Administration did not receive any comments from either the public or the CA. Administration contacted the CA on 2022 August 03 to follow up, and no response was received.

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 would be reviewed and determined through a future development permit application.

Following Calgary Planning Commission, notifications for a 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 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 *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use application would enable rowhouse development up to four units, would allow for more efficient use of land and existing infrastructure, and may provide more compact housing in the community.

**Planning & Development Services Report to
 Calgary Planning Commission
 2022 September 15**

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Service and Financial Implications

No anticipated financial impact.

RISK

There is no known risk associated with this application.

ATTACHMENTS

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