

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2201 – 32 Street SW, LOC2022-0100

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 2201 – 32 Street SW (Plan 1773FR, Block 3, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 SEPTEMBER 1:

That Council:

1. Give three readings to **Proposed Bylaw 57P2022** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 151D2022** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2201 – 32 Street SW (Plan 1773FR, Block 3, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to enable a grade-oriented rowhouse, in addition to the building types already listed in the district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- This proposal would allow for an appropriate building form and set of uses along 32 Street SW, would enable development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies for the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed redesignation would provide additional housing options in Killarney/Glengarry with access to alternative modes of transportation and nearby amenities.
- Why does this matter? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow greater housing options and may better accommodate the evolving needs of different age groups, lifestyles and demographics in an established community with good access to amenities and services.
- No development permit has been submitted as this time.
- An amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate this proposal.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This application, located in the southwest community of Killarney/Glengarry, was submitted by Arc1 Design on behalf of the landowner, Syed Hasham Ali, on 2022 June 14.

The approximately 0.06-hectare parcel is located at the southwest corner of 32 Street SW and 21 Avenue SW. The site is currently developed with a single detached dwelling and detached garage with access from the rear lane. This land use amendment would enable rowhouses that could be compatible with surrounding developments, as illustrated in the Applicant Submission (Attachment 3). A development permit has not been submitted at this time.

A detailed planning evaluation of this policy and land use amendment application, including location and site context, is provide in Background and Planning Evaluation (Attachment 1).

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 [Application Outreach Toolkit](#) to assess which level of outreach with public stakeholders and respective community association was appropriate. In response, the applicant posted a sign on the property, delivered brochures to neighbours, contacted the Killarney/Glengarry Community Association (CA) and spoke to neighbours. 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 homeowners.

Administration received 14 letters of opposition. The letters of opposition cited concerns which can be summarized as follows:

- parking;
- property devaluation; and
- community character.

No comments from the CA were received. Administration contacted the CA 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 proposal is for a low-density residential district in an amenity-rich inner-city area and is compatible with the existing low-density character of surrounding development. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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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

This proposal may have positive social implications by offering a greater number and variety of dwelling units for Calgarians near existing services and amenities.

Environmental

This application does not include 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 would allow for a more efficient use of land, existing infrastructure and services, and may provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 57P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 151D2022**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform