

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3104 – 25 Avenue SW, LOC2022-0167

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 3104 – 25 Avenue SW (Plan 1855W, Block 7B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 15:

That Council:

1. Give three readings to the **Proposed Bylaw 9P2023** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 17D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3104 – 25 Avenue SW (Plan 1855W, Block 7B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) 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).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be 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 greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better 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 this proposal.
- A development permit has not 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, located in the southwest community of Killarney/Glengarry, was submitted by New Century Design on behalf of the landowner, Killarney25 Inc. (Ryan Doherty), on 2022 September 12.

The approximately 0.06 hectare parcel, located at the northwest corner of 30 Street SW and 25 Avenue SW, is currently developed with a single detached dwelling with a vehicular access from the existing rear lane accessed from 25 Avenue SW. The proposed land use amendment would accommodate rowhouses (up to four units) that would 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).

PUBLIC ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Relevant public groups 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 relevant public groups and respective community association was appropriate. In response, the applicant conducted the following outreach:

- contacted the Killarney-Glengarry Community Association (CA) on 2022 October 26;
- contacted the Councillor's Office on 2022 October 26; and
- delivered postcards to 60 surrounding homes.

The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received seven letters of opposition from the public regarding the proposal. The letters of opposition included the following areas of concern:

- increased traffic;
- public safety;
- parking issues;
- increased density;
- privacy considerations;
- community character; and

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- shadowing impacts.

No comments from the Killarney-Glengarry CA were received. Administration contacted the CA on 2022 November 16 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 allow for a wider range of housing types than the existing Residential – Contextual One / Two Dwelling (R-C2) District, and the proposed land use change 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.

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 9P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 17D2023**
6. **Public Submissions**
7. **CPC Member Comments**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform