

**AMENDMENT TO THE KILLARNEY/GLENGARRY AREA REDEVELOPMENT PLAN
AND LAND USE REDESIGNATION (KILLARNEY/GLENGARRY)
BYLAWS 32P2013 AND 57D2013**

SUMMARY/ISSUE

Amendment to the Killarney/Glengarry Area Redevelopment Plan.

To redesignate 0.06 ha \pm (0.15 ac \pm) located at 2404 – 28 Street SW (Plan 5661O, Block 26, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.

PREVIOUS COUNCIL DIRECTION

None

**RECOMMENDATION OF THE
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaws 32P2013 and 57D2013.

RECOMMENDATION(S) OF CPC:

That Council:

1. **REFUSE** the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan, in accordance with the Corporate Planning Applications Group recommendation; and
2. **ABANDON** the proposed Bylaw 32P2013.
3. **REFUSE** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2404 – 28 Street SW (Plan 5661O, Block 26, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District, in accordance with the Corporate Planning Applications Group; and
4. **ABANDON** the proposed Bylaw 57D2013.

OWNER(S)

Sadrudin Devani

INVESTIGATION

This land use application seeks to redesignate approximately 0.06 hectares of land from Residential—Contextual One/Two Dwelling (R-C2) District to Multi-Residential—Contextual Grade-Oriented (M-CG d72) District to allow for a maximum of 4 units on the subject site.

The subject parcel is located within the community of Killarney, between 26 Avenue SW and the 17 Avenue S corridor. The site is located within a predominately low density residential area (R-C2) that is adjacent to low profile multi-residential (M-CGd72).

Administration recommends refusal of this application. While the specific local impacts of this application could be minor, administration is not supportive of expanding a clearly defined residential node on a site by site basis. The expansion of the adjacent multi-residential node should be reviewed holistically. Multi-residential development has yet to be realised here and within the 17 Avenue urban corridor. Further, the proposed M-CGd72 district does not comply with Section 2.1.2 and Section 2.1.3.2 of the Killarney/Glengarry Area Redevelopment Plan. While the proposed M-CG d72 district is intended to be placed in close proximity or adjacent to low density residential development, the application does not conform to the clearly defined and focused intensification areas, as guided by the Area Redevelopment Plan.

ATTACHMENT(S)

1. Proposed Bylaw 32P2013
2. Proposed Bylaw 57D2013
3. CPC Report LOC2012-0090
4. **Public Submissions**

APPLICANT(S)

HCI Architecture