

Land Use Amendment in Killarney/Glengarry (Ward 8) at 2240 – 27 Street SW, LOC2023-0028

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2240 – 27 Street SW (Plan 5661O, Block 22, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION 2023 MAY 4:

That Council give three readings to **Proposed Bylaw 80D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2240 – 27 Street SW (Plan 5661O, Block 22, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for townhouses and rowhouses in addition to the building types already allowed in the existing land use 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) and the *Westbrook Communities Local Area Plan* (LAP).
- 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 a 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.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this application.

DISCUSSION

This application, located in the southwest community of Killarney, was submitted by New Century Design on behalf of the landowner, Erica Louise Jacobson, on 2023 January 31.

The approximately 0.06 hectare parcel is located at the northeast corner of 23 Avenue SW and 27 Street SW. The site is currently developed with a single detached dwelling with rear lane access. The proposed land use amendment would accommodate rowhouses (up to four units on this site) that would be compatible with the surrounding developments as indicated in the Applicant Submission (Attachment 2). 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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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public/interested parties and respective community association was appropriate. In response, the applicant conducted the following outreach:

- contacted the Killarney-Glengarry Community Association (CA) by email;
- contacted the Councillor's Office; and
- delivered postcards to 75 surrounding homes.

The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter of opposition and one letter of support from the public regarding the proposal. The letter of opposition included the following areas of concern:

- increased traffic;
- parking issues;
- increased density; and
- community character.

No comments from the Killarney-Glengarry CA were received. Administration contacted the CA on 2023 March 31 to follow-up, and no response was received at the time of writing this report.

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 Public Hearing of Council for the policy amendment and land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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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 any action 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 the land, existing infrastructure and services and provide more housing opportunities 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. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 80D2023**
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform