

Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 – 28 Street SW, LOC2023-0084

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2639 – 28 Street SW (Plan 5661O, Block 40, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade- Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 AUGUST 17:

That Council give three readings to **Proposed Bylaw 177D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2639 – 28 Street SW (Plan 5661O, Block 40, Lots 19 and 20) 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 allow for rowhouses and townhouses, in addition to the building types already listed in the 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 it 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 it 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 for a rowhouse has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Killarney/Glengarry was submitted by CivicWorks on behalf of the landowner, Guiseppe Bellusci, on 2023 April 03. A development permit (DP2023-02307) for a rowhouse was submitted on 2023 April 14 and is under review. This is in alignment with the intent outlined in the Applicant Submission (Attachment 2).

The approximately 0.06 hectare (0.15 acre) site is located at the northwest corner of 26 Avenue SW and 28 Street SW. The site is located across the street (immediately northwest) from the Killarney-Glengarry Community Association site and 670 metres (an 11-minute walk) northeast of Killarney School.

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 posted custom signage on the site, delivered mailers to neighbours within a 200-metre radius of the site and fielded phone calls and emails to answer questions and receive feedback on the proposal. The applicant also contacted the Killarney-Glengarry Community Association and the Ward 8 Councillor's Office. 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 six letters of opposition and one letter neither in support nor opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues; and
- decreased pedestrian safety.

No comments from the Killarney-Glengarry Community Association were received. Administration contacted the Community Association 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 and site design, number of units and on-site parking are being reviewed through the submitted development permit (DP2023-02307).

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 land use amendment allows for the additional uses of rowhouses and townhouses. As such, the proposal may better accommodate the housing needs of different age groups, lifestyles and demographics.

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Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services and provide more 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. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 177D2023**
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform