

Planning and Development Services Report to
Calgary Planning Commission
2023 August 17

ISC: UNRESTRICTED
CPC2023-0804
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**Land Use Amendment in Killarney-Glengarry (Ward 8) at 3207 – 29 Street SW,
LOC2023-0044**

RECOMMENDATION:

That Calgary Planning Commission recommends that Council give three readings for the proposed bylaw for the redesignation of 0.06 hectares \pm (0.17 acres \pm) located at 3207 – 29 Street SW (Plan 5435AV, Block 3C, Lots 3 and 4) from Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.

RECOMMENATION OF THE CALGARY PLANNING COMMISSION, 2023 AUGUST 17:

That Council give three readings to **Proposed Bylaw 187D2023** for the redesignation of 0.06 hectares \pm (0.17 acres \pm) located at 3207 – 29 Street SW (Plan 5435AV, Block 3C, Lots 3 and 4) from Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts. The proposal represents an appropriate density increase of a residential site, allows for a development that is compatible with the character of the existing neighbourhood and is in keeping with the policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) 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 H-GO District would allow for housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Killarney/Glengarry, was submitted by Civic Works on behalf of the landowner Namrita Rattan on 2023 February 22. As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables a courtyard focused grade oriented townhouse development, designed to be compatible with surrounding properties. A development permit (DP2023-04202) for two buildings containing a total of 10 dwelling units was submitted on 2023 June 22 and is under review.

The approximately 0.06 hectare (0.17 acre) parcel is located mid-block and is currently occupied by a single storey dwelling. The site is adjacent to a single storey dwelling to the north, a two-storey semi-detached dwelling to the south, and a single storey dwelling located opposite to the east. A gravel lane is located to the east which currently provides access to a carport and detached garage to the rear of the parcel.

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A detailed planning evaluation of the application, including location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

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 delivered letters to properties within 200 metres of the parcel informing them of the details of the application, provided a project web page and offered meetings with the Killarney-Glengarry Community Association and the Ward 8 Councillor's office. The applicants 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 publicised [online](#). Notification letters were also sent to adjacent landowners.

Administration received 63 letters of opposition from the public. The letters of opposition include the following areas of concern:

- the proposal is an over intensification of the site and does not respect the character of the area;
- the proposal will impact existing trees;
- the proposal will not provide adequate parking, will lead to an increase in traffic and adversely affect pedestrian safety;
- the proposal will have an impact on solar panels on an adjacent property;
- the proposal will impact on privacy and enjoyment of surrounding back yards and nearby properties;
- the proposal will adversely impact property values;
- the proposal is not on a main street and would be more appropriate on a corner lot;
- the height of the proposal represents a different scale to surrounding properties;
- the proposal could set a precedent for further redesignation applications;
- the proposal will adversely impact existing infrastructure below ground;
- how does this increase in density relate to the recently announced climate emergency; and
- the proposal will not provide sufficient waste and recycling storage.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Concerns related to overlooking, design and impact on the street and waste and recycling will be reviewed and determined at the development permit stage.

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The Killarney-Glengarry Community Association were circulated on this application and did not provide any comments at the time of writing this report. Administration contacted the Community Association to follow up and no response was received.

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 land use amendment would create opportunity to provide a variety of housing types which could cater to different age groups, lifestyles and demographics which may further contribute to an inclusive community.

Environmental

This application does not include actions that specifically address 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

This land use amendment would allow for an efficient use of land, existing infrastructure and local services and would provide more housing choice in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with the proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 187D2023**
5. **CPC Member Comments**
6. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform