

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2439 – 26 Street SW,
 LOC2023-0178**

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 2439 – 26 Street SW (Plan 5661O, Block 28, 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
 SEPTEMBER 21:**

That Council give three readings to **Proposed Bylaw 208D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2439 – 26 Street SW (Plan 5661O, Block 28, 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 has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Killarney/Glengarry was submitted by Horizon Land Surveys on behalf of the landowner, Shaqo Aliko (AG Developments Ltd.), on 2023 July 05. The approximately 0.06 hectare (0.15 acre) site is located at the northwest corner of 25 Avenue SW and 26 Street SW. The site is located 600 metres (a ten-minute walk) from the Killarney/Glengarry Community Association site.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to build a four-unit rowhouse in the future.

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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 contacted the Killarney/Glengarry Community Association, the Ward Councillor's office and delivered postcards within a 90-metre radius to discuss the application in person with residents. 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 seven letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- safety of pedestrians and cyclists;
- effect on the value of the existing neighbouring homes;
- reduced sunlight and privacy for neighbouring lots;
- rowhouses do not fit the character of the community, and
- public infrastructure and amenities such as schools, roads and parks may not be able to accommodate an increase in users.

No comments from the Killarney-Glengarry Community Association were received. Administration contacted the Community Association on 2023 August 28 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 R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. It provides for a modest density increase while being sensitive to adjacent development. Details such as the appropriate building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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.

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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.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs D4.1: Develop and implement a city-wide strategy to accelerate the installation of solar photovoltaic (PV) panels and F3.1: Require that all new residential buildings be built to an electric vehicle (EV)-ready standard).

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 208D2023**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform