

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2416 – 37 Street SW,
 LOC2023-0136**

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 2416 – 37 Street SW (Plan 4367X, Block 11E, Lots 27 and 28) from Multi-Residential – Contextual Low Profile (M-C1) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 SEPTEMBER 21:**

That Council give three readings to **Proposed Bylaw 213D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2416 – 37 Street SW (Plan 4367X, Block 11E, Lots 27 and 28) from Multi-Residential – Contextual Low Profile (M-C1) 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 development that is 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 Housing – Grade Oriented (H-GO) District will 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 H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has 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 CivicWorks on behalf of the landowners, Helen Gurnsey and Megan Anne Grace Gurnsey on 2023 May 16.

The approximately 0.06 hectares (0.14 acres) site is located mid-block and is currently occupied with a single-detached dwelling and a detached garage at the rear, accessed from the lane.

37 Street SW forms part of the Primary Transit Network, is designated as a Neighbourhood Main Street and is within 600 metres of a Community Activity Centre, which includes the Westbrook LRT Station. 37 Street SW is also classified as a Neighbourhood Connector street

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(as identified on Map 3 'Urban Form' of the *Westbrook Communities LAP*), and thereby meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007.

As indicated in the Applicant Submission (Attachment 2), the intent of the application is to allow for five dwelling units and five secondary suites within two buildings. The applicants have advised that they chose the H-GO District as it provides more robust and flexible rules than the current M-C1 District, Dwelling Unit is a permitted use, buildings setback rules can be achieved without requiring Land Use Bylaw relaxations and that no policy amendment would be required to achieve the desired building format. No development permit application 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).

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 relevant public groups and respective community association was appropriate. In response, the applicant provided a letter to all addresses within approximately 200 metres radius of the site at the beginning of the application process. The applicant also contacted the Ward 6 and Ward 8 Councillor's offices and both the Killarney/Glengarry Community Association and the Glendale Community Association. Additionally, the applicant provided on-site signage (separate from the standard City of Calgary signage), a website with additional information and a dedicated phone and email line for public responses. More details can be found in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received four letters in opposition. The letters cited the following concerns:

- too much density;
- development will be too high;
- this land use is out of character;
- removal of mature trees;
- the lane is in poor condition and should be repaved at the developer's expense;
- insufficient parking, and
- the land use has already been rezoned to M-C1 and should be retained as such.

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No comments from the Killarney/Glengarry Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration also contacted the Glendale Community Association as their boundary is on the western side of 37 Street SW. No response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. It provides for a modest density increase while being sensitive to adjacent development. The building and site design, number of units, along with the impact on trees, parking and the lane will be reviewed and determined at the future development permit stage.

Following Calgary Planning Commission, notification 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 would create the opportunity for additional housing types which can increase the diversity of housing options in the area. This may better accommodate the housing needs of different age groups, lifestyles and demographics that will contribute to the creation of a more inclusive community.

Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development of the site with applicable climate strategies will be explored and encouraged at subsequent development permit review stages.

Economic

The ability to develop two buildings on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Planning and Development Services Report to
Calgary Planning Commission
2023 September 21

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CPC2023-0927
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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. Proposed Bylaw 213D2023**
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform