

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2439 – 32 Street SW,
 LOC2023-0221**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2439 – 32 Street SW (Plan 1855W, Block 5B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 OCTOBER 19:**

That Council give three readings to **Proposed Bylaw 238D2023** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2439 – 32 Street SW (Plan 1855W, Block 5B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Excerpt from the Minutes of the Calgary Planning Commission, held 2023 October 19:

“5. CONSENT AGENDA

Moved by Commissioner Pollen

That the Consent Agenda be approved, as follows, **after correction**:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2439 – 32 Street SW,
 LOC2023-0221, CPC2023-1053

A revised Cover Report was distributed with respect to Report CPC2023-1053.

For: (8): Director White, Councillor Chabot, Commissioner Hawryluk,
 Commissioner Mortezaee, Commissioner Pollen, Commissioner Small,
 Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED”

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)*.

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2439 – 32 Street SW,
LOC2023-0221**

- 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, Samdisha Holdings Inc., on 2023 August 01. No development permit application has been submitted at this time. The Applicant Submission can be found in Attachment 2.

The approximately 0.06 hectare (0.14 acre) corner lot is located at the northwest corner of the 25 Avenue SW and 32 Street SW. It is currently developed with a single detached dwelling with a rear detached garage. Vehicle access is currently provided from 25 Avenue SW. The site is served well by transit, with stops for Route 6 (Killarney/26 Avenue SW) within 180 metres (a three-minute walk) from the site on 26 Avenue SW. Killarney Aquatic & Recreation Centre, Killarney School, Holy Name School, and Killarney Glengarry Community Association are also within 600 metres (a ten-minute walk) from the site.

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 reached out to 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 one letter of opposition from the public. The letter of opposition included the following areas of concern:

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2439 – 32 Street SW,
LOC2023-0221**

- increased traffic and parking issues;
- potential drainage issue into the neighboring property; and
- reduced privacy for neighbouring lots.

No comments from the Killarney-Glengarry Community Association were received. Administration contacted the Community Association on 2023 September 14 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 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.

IMPLICATIONS

Social

The proposed application would allow for additional housing types of rowhouses and townhouses, and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

Environmental

This 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*.

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.

Planning and Development Services Report to
Calgary Planning Commission
2023 October 19

ISC: UNRESTRICTED
CPC2023-1053
Page 4 of 4

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2439 – 32 Street SW,
LOC2023-0221**

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 238D2023**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform