

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

ISC: UNRESTRICTED  
CPC2023-1029  
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**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 – 29 Street SW,  
LOC2023-0169**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 2639 – 29 Street SW (Plan 1855W, Block 1B, Lots 1 and 2) from Commercial – Neighbourhood 1 (C-N1) District to Housing – Grade Oriented (H-GO) District.

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

That Council give three readings to **Proposed Bylaw 255D2023** for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 2639 – 29 Street SW (Plan 1855W, Block 1B, Lots 1 and 2) from Commercial – Neighbourhood 1 (C-N1) 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 district.
- 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 Housing – Grade Oriented (H-GO) District will allow for greater housing choices within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed H-GO District will accommodate more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2023-06042) has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, located in the southwest community of Killarney/Glengarry, was submitted by CivicWorks on behalf of the landowner, SNH Development Ltd, on 2023 June 28. As indicated in the Applicant Submission (Attachment 2) a land use amendment is proposed to the Housing – Grade-Oriented (H-GO) District to provide rental housing options in the community.

The approximately 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) site is a corner lot located at the northwest corner of 26 Avenue SW and 29 Street SW. The site is currently developed with a single detached dwelling and an accessory residential building (garage) with rear lane access. The site is well served by public transit, and is close to a number of bus stops, local parks, and neighbourhood scale retail and commercial amenities.

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A development permit (DP2023-06042) for a rowhouse building with 5 secondary suites and an accessory residential building (carport) was submitted on 2023 August 29 and is under review.

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 installed a custom on-site signage, conducted a postcard delivery to residents within a 200-metre radius, spoke with residents to obtain neighbourhood concerns, and connected with the Killarney/Glengarry Community Association and the Ward 8 Councillor's Office via email. 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 eight letters of opposition from the public. The letters of opposition included the following areas of concern:

- impacts on availability of street parking;
- increased local traffic;
- impact on privacy and views for neighbouring properties; and
- incompatibility of H-GO building forms allowed with established character of the community.

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 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 and on-site parking will be reviewed and determined at the development permit stage.

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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 social implications include housing affordability considerations as the H-GO District allows for the development of a variety of grade-oriented development which can increase the diversity of housing options in the area. The H-GO District encourages development that is oriented towards pedestrians and public transportation, which can promote walkability, reduce traffic congestion, and increase access to amenities. This can benefit social well-being by providing residents with more opportunities for social interaction and physical activity.

**Environmental**

This application does not include any actions that specifically address the 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**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact 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 255D2023**
5. **CPC Member Comment**
6. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform