

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3017 and 3019 – 27
 Street SW, LOC2023-0326**

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0046) to the 2024 March 5 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres±) located at 3017 and 3019 – 27 Street SW (Plan 5661O, Block 52, Lots 9 and 10) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 FEBRUARY 8:**

That Council give three readings to **Proposed Bylaw 86D2024** for the redesignation of 0.06 hectares ± (0.14 acres±) located at 3017 and 3019 – 27 Street SW (Plan 5661O, Block 52, Lots 9 and 10) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for secondary suites in addition to the uses already allowed (e.g. single detached, semi-detached and duplex dwellings).
- The proposal would allow for a similar building form and set of uses that may be compatible with the character of the existing neighbourhood and is in alignment with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) 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 R-C2 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.

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DISCUSSION

The land use amendment application, in the southwest community of Killarney/Glengarry, was submitted by Gurpreet Deol on behalf of the landowner Ishaan Homes Inc, on 2023 October 23. No development permit has been submitted at this time but, as noted in the Applicant Submission (Attachment 2), their intent is to legalise secondary suites on the parcels.

The existing DC District (Bylaw 29Z91) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80, which does not allow secondary suites. The proposed R-C2 District would allow for secondary suites, in addition to single-detached, semi-detached and duplex dwellings.

The site is comprised of two parcels totalling an area of approximately 0.06 hectare (0.14 acres), which are located mid-block on the west side of 27 Street SW. It is currently developed with two semi-detached dwellings and rear detached garages. The site is well-served by transit Route 22 (Richmond Rd SW) and Route 6 (Killarney/26 Av SW).

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 determined to primarily focus on the neighbours closest to the subject sites, please refer to the Applicant Outreach Summary (Attachment 3) for their rationale.

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 expressed the following areas of concern:

- lack of building safety, current house is unsafe; and
- failure to obtain correct Land Use District prior to building properties.

No comments from Killarney/Glengarry Community Association (CA) were received. Administration contacted the CA to follow up and no response was received at the time of writing this report.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Building safety will be reviewed through both the Development Permit and Building Permit processes.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on site and mailed to adjacent landowners and stakeholders. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics while maintaining a compatible built form

Environmental

The 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 amendment would allow for a more efficient use of land, existing infrastructure and services and provide more diverse 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 86D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform