

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2240 – 26 Street SW,  
 LOC2022-0061**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.04 hectares + (0.11 acres +) located at 2240 – 26 Street SW (Plan 5561O, Block 20, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024  
 FEBRUARY 22:**

That Council give three readings to **Proposed Bylaw 107D2024** for the redesignation of 0.04 hectares + (0.11 acres +) located at 2240 – 26 Street SW (Plan 5561O, Block 20, Lots 21 and 22) 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 existing 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.
- 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 on behalf of the landowner Alexs Vukaj on 2022 April 8. The applicant representing the landowner has changed during review and the current applicant is New Century Design. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a development permit to accommodate a three-unit rowhouse with secondary suites.

The 0.04 hectare (0.11 acre) corner site is located on 26 Street SW and 23 Avenue SW. The site is located two blocks north of 26 Avenue SW, an east-west collector through the community, and three blocks south of 17 Avenue SW, which is identified as a Neighbourhood

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2240 – 26 Street SW,  
LOC2022-0061**

---

Main Street in the MDP. The subject site is also located one block south of a neighbourhood park space that includes a playground and an off-leash dog park.

The existing built form on the site consists of a single-detached house and a detached garage with access from 23 Avenue SW. There is an existing rear lane adjacent to the parcel. The existing land use of the surrounding block is currently designated Residential – Contextual One / Two Dwelling (R-C2) District.

Map 3: Urban Form of the LAP identifies the subject site within a ‘Neighbourhood Connector’ area. Development in Neighbourhood Connector areas should encourage a broad range of housing types and support a higher frequency of units and entrances facing the street.

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 policy amendment and 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 delivered postcards to residents within an 80-metre radius of the subject site, approximately 75 units. The applicant also reached out to the Killarney/Glengarry Community Association and Ward Councillor’s Office for comment. 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 two letters of opposition from the public which included the following areas of concern:

- opposition to secondary suites;
- parking and traffic congestion; and
- negative impact on property values.

Administration received one letter of support from the public. The letter identified that the proposed land use change would foster a more walkable, financially stable, and equitable neighborhood.

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2240 – 26 Street SW,  
LOC2022-0061**

---

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 building and site design, number of units, parking, pedestrian access to the buildings, amenity spaces and landscaping 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 a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

### **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 application would provide more compact housing in the community and would allow for a more efficient use of land, existing infrastructure and services.

### **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 107D2024**
5. **CPC Member Comments**

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 February 22**

**ISC: UNRESTRICTED  
CPC2024-0207  
Page 4 of 4**

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2240 – 26 Street SW,  
LOC2022-0061**

---

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform