

**Land Use Amendment in Killarney/Glengarry (Ward 8) at multiple addresses,
 LOC2023-0395**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.14 hectares \pm (0.34 acres \pm) located at 3308 – 26 Avenue SW, 2632 and 2636 – 33 Street SW (Plan 1855W, Block 4B, Lots 36 to 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade-Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for grade-oriented development in a range of housing forms at a scale compatible with low density residential districts.
- The proposal represents an appropriate density increase of three residential sites, allowing for development that may be compatible with the character of the existing neighbourhood. This proposal aligns 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 land use amendment would allow for additional housing choices within the community and make more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (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 Tricor Design Group on behalf of the landowners, Harmanjeet K. Jawanda, Harwinder S. Jawanda, Cile Shllaku, Charanjit Kaur and Hardeep S. Toor on 2023 December 14.

The three adjoining sites are approximately 0.14 hectares (0.34 acres) in size, and the applicant intends to consolidate the lots. The parcels are located on the northwest corner of 33 Street SW and 26 Avenue SW. The southernmost corner parcel is developed with a single detached dwelling with an attached garage that is accessed directly from 26 Avenue SW, while the two north adjoining parcels were previously developed with single detached dwellings and rear detached garages, both of which have since been demolished.

Development in the immediate vicinity includes a range of single detached, semi-detached, rowhouse and multi-residential dwellings. Additional amenities in close proximity includes the Calgary Young-Nak Presbyterian Church directly eastbound across the lane and two separate commercial strip malls southbound across 26 Avenue SW.

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No development permit application has been submitted at this time. However, as noted within the Applicant Submission (Attachment 2), the proposed land use district enables development of grade-oriented housing forms that would be contextually appropriate in low-density residential areas.

A detailed planning evaluation of the application, including 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 the Community Association was appropriate. As part of their initial submission, the applicant had contacted the Killarney-Glengarry Community Association (CA) and hand-delivered notification letters to residents directly adjacent to the site north of 26 Avenue SW. The Applicant Outreach Summary can be found under 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 four letters in opposition to the proposal, with concerns related to:

- ongoing street parking capacity along 33 Street SW from local residents and overflow from the commercial strip malls across 33 Street SW;
- increased traffic/congestion along 26 Avenue SW and within the lane;
- potential height, density, lot coverage, setback and shadowing impacts;
- potential noise impacts; and
- retention/loss of community character.

The applicant had provided a response to Administration suggesting that these considerations will be taken into account at the development permit stage, where the applicant will again engage neighbours on their proposed development. The applicant indicated that any future development is intended to adhere to the applicable Land Use Bylaw requirements as well as LAP policy guidelines on design and character.

One letter was also received in support of the proposed land use, suggesting a concurrent development permit be submitted with this application.

No comments from the CA were received. Administration contacted the CA to follow up and no response was received.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Issues related to parking, servicing, and the impacts of site design on adjacent properties will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application 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

This land use amendment would enable the development of more housing in a variety of housing types to cater to different age groups, lifestyles, and demographics, which may contribute to a more inclusive community.

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

This land use amendment would allow for an efficient use of land, existing infrastructure and local services and would provide more housing choice 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

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
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