

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3003 – 27 Street SW,
 LOC2024-0060**

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 3003 – 27 Street SW (Plan 5661O, Block 52, Lots 1 and 2) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses, townhouses and secondary suites in addition to the building types already listed in the district (e.g. single detached, semi-detached and duplex dwellings).
- 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 *Westbrook Communities Local Area Plan* (LAP) and the *Municipal Development Plan* (MDP).
- 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.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide. As this site is currently designated as Direct Control (DC) District, it was not included in the bylaw

DISCUSSION

This land use amendment application in the southwest community of Killarney/Glengarry was submitted by Horizon Land Surveys on behalf of the landowners, Elizabeth Anne Sawyer and Ronald Heinz, on 2024 February 27.

The approximately 0.06 hectare (0.14 acre) site is located at the southwest corner of 28 Avenue SW and 27 Street SW. The site is currently developed with a single detached dwelling and a detached garage with access from 28 Avenue SW. The proposed R-CG District would accommodate up to four rowhouse dwelling units that could be compatible with the surrounding developments as indicated in the Applicant Submission (Attachment 2). No development permit has been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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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 contacted the Killarney/Glengarry Community Association (CA) and Ward Councillor's office to provide information. Postcards were also delivered to residents within a 100 metres radius of the subject site on 2023 October 16. 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 three letters of opposition from the public. The letters of opposition included the following areas of concern:

- parking and noise concerns due to increased density;
- safety concerns due to increased traffic;
- loss of mature trees due to redevelopment;
- reduced sunlight and privacy for neighbouring lots;
- incompatibility of rowhouses with community character; and
- inability of public infrastructure and amenities such as water and recycling pickup to accommodate an increase in users.

No comments from the CA were received. Administration contacted the CA 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, on-site parking, and infrastructure and servicing requirements 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.

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IMPLICATIONS

Social

The proposed R-CG District would support a wider range of housing types than the existing Direct Control 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 land use amendment application would enable rowhouse development up to four dwelling units, allowing for more efficient use of land and existing infrastructure, and providing more compact housing forms 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