

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3004 – 28 Street SW,
 LOC2024-0072**

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 3004 – 28 Street SW (Plan 5661O, Block 52, Lots 48 and 49) 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 and townhouses, in addition to the building types already listed in the 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 this 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 this 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 SK2 Design Build on behalf of the landowner, Wayne Barkauskas, on 2024 March 9. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to apply for a townhouse or rowhouse-style development in the future.

The approximately 0.06 hectare (0.14 acre) parcel is located at the southeast corner of 28 Avenue SW and 28 Street SW. The site is currently developed with a single-detached dwelling and a detached garage. Vehicular access is provided from the rear lane. The site is well served by public transit, local parks, schools, and small-scale commercial developments.

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. It was determined that no outreach would be necessary. The applicant contacted the Killarney/Glengarry Community Association (CA) to meet and offer a presentation but no meeting has taken place at the time of writing this report. 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 four letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased population density in the community;
- inadequate parking in the area due to community centre, park and Royal Canadian Legion next to the site;
- increased traffic, noise and pollution;
- traffic safety due to reduced on-street visibility at the intersection;
- privacy concerns for the neighbors due to the proposed height;
- removal of mature trees on the property;
- decrease in property value of the adjacent lot; and
- inadequate space for waste disposal and congestion in the alley.

No comments from the CA were received. Administration contacted the CA to follow up and did not receive a response.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. It provides for a modest density increase while being sensitive to adjacent development. Details such as building and site design, number of units, on-site parking, traffic, safety, noise, pollution, privacy for neighbouring lot, removal of trees, allocation of space for garbage, recycling and compost bins 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 application would allow for a wider range of housing types than the existing 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 ability to moderately increase density in this location would make for more efficient use of 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform