

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 – 31 Street SW,  
 LOC2022-0062**

**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 2803 – 31 Street SW (Plan 732GN, Block 9, Lot 37) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- The proposed land use amendment would allow for townhouses and rowhouses in addition to the building types already allowed in the existing land use 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 a 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.
- A development permit for a rowhouse and garage has been submitted and is currently being reviewed by Administration.
- 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 application, located in the southwest community of Killarney/Glengarry, was submitted by the landowner, Ken Homes Ltd., on 2022 April 11. The approximately 0.06 hectare parcel is located at the southwest corner of 26 Avenue SW and 31 Street SW. The site is currently developed with a single detached dwelling and detached garage with rear lane access. The proposed land use amendment is intended to accommodate a rowhouse (up to four units on this site) that would be compatible with the surrounding developments as indicated in the Applicant Submission (Attachment 2).

A development permit (DP2022-06607) has been submitted for a four-unit rowhouse building and is currently being reviewed by Administration.

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

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**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 distributed letters to adjacent residents and sent emails to the Killarney-Glengarry Community Association (CA) and Ward 8 Office. 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 no letters in opposition or support from the public regarding the proposal. No comments from the Killarney-Glengarry CA were received. Administration contacted the CA on 2024 April 18 to follow-up and received a response on 2024 April 20 indicating that they support the application (Attachment 4).

Following Calgary Planning Commission, notifications for Public Hearing of Council for the policy amendment and land use amendment will be posted on-site and mailed out 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 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*. Opportunities to align on this site with applicable climate strategies are being explored and encouraged within the development permit review.

**Economic**

No anticipated financial impact.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 June 06**

**ISC: UNRESTRICTED  
CPC2023-0769  
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**ATTACHMENTS**

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform