

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3408 – 37 Street SW,
 LOC2023-0181**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.23 hectares ± (0.58 acres ±) located at 3408 – 37 Street SW (Plan 732GN, Block 3, Lots 22 to 25 and a portion of Lot 21) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a range of grade-oriented building types including rowhouses, townhouses and stacked townhouses.
- 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 Housing – Grade Oriented (H-GO) District will allow for greater housing choices within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District will accommodate more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for 22 dwelling units with 22 secondary suites and two accessory residential buildings (garages) has been submitted and is under review (DP2023-05099).
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

DISCUSSION

This application, in the southwest community of Killarney/Glengarry, was submitted by the landowner, Professional Custom Homes, on 2023 July 06. The approximately 0.23 hectare (0.58 acre) site was five individual parcels that have been consolidated and is located on the east side of 37 Street SW and south of Kilkenny Road SW. As indicated in the Applicant Submission (Attachment 2), the proposed H-GO District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked, in a form and at a scale consistent with low density residential districts.

A development permit (DP2023-05099) for 22 dwelling units with secondary suites was submitted on 2023 July 27 and is under review.

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 conducted a community outreach campaign in Killarney between 2023 July 04 and 2023 July 25, posted signage on-site and distributed postcards within a 200 metre radius (280 postcards) of the site. 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 seven letters of opposition from the public. The letters of opposition included the following areas of concern:

- impacts on availability of street parking;
- increased local traffic congestion;
- waste/recycling/organics disposal issues;
- incompatibility of H-GO building forms allowed with established character of neighbourhood; and,
- impact on privacy and views for neighbouring properties.

No comments from the Killarney Glengarry Community Association and Glenbrook Community Association were received. Administration contacted the Community Associations 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 H-GO District is intended to accommodate grade-oriented development in a range of housing forms that are consistent with forms allowed by other low density residential districts. It provides a modest density increase within a neighbourhood while being sensitive to adjacent development. The building and site design (including on-site parking) is currently being reviewed as part of a development permit.

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 land use district would allow for a larger range housing types than the existing land use district. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of the proposed development permit which will align with the *Calgary Climate Strategy – Pathways to 2050*. This includes electric vehicle capable stalls (Program Pathway F: Zero emissions vehicles), more energy efficient buildings (Program Pathway A: New buildings) and solar panel rough-ins (Program Pathway D: Renewable energy).

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform