

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

ISC: UNRESTRICTED
CPC2024-0604
Page 1 of 3

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 – 35 Street SW,
LOC2024-0055**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2803 – 35 Street SW (Plan 732GN, Block 12, Lot 11) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 JUNE 06:

That Council give three readings to **Proposed Bylaw 208D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2803 – 35 Street SW (Plan 732GN, Block 12, Lot 11) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 June 06:

“A Revised Attachment 1 was distributed with respect to Report CPC2024-0604.”

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 existing district (e.g., single detached, semi-detached, and duplex dwellings).
- The proposal represents an appropriate density increase of a residential site, allows 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 the landowner, Simon Polychronis, on 2024 February 25. No development permit

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 – 35 Street SW,
LOC2024-0055**

has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to apply for a development permit for a rowhouse building in the future.

The approximately 0.06 hectare (0.14 acre) corner parcel is located at the southwest corner of 35 Street SW and 26 Avenue SW, two blocks east of the Glenbrook Shopping Centre commercial area. Surrounding development consists primarily of a mix of single detached and semi-detached housing and there are several commercial sites located one block to the east. The properties across the lane to the west are designated as Residential – Grade-Oriented Infill (R-CG) District as part of the City-Initiated Main Streets redesignations in 2018, and the properties to the south are designated Direct Control District (Bylaw 28Z91). Properties to the north across 26 Avenue SW are designated primarily Residential – Contextual One / Two Dwelling (R-C2) District and there is a mix of multi-residential and neighborhood commercial districts to the east.

A detailed planning evaluation of the application, including location 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 respective community association was appropriate. In response, the applicant reached out to the Killarney/Glengarry Community Association (CA), the Ward Councillor and the immediate neighbours to the south and east. 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. No comments from the public were received.

No comments from the CA were received. Administration followed-up with the CA but received no response.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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.

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2803 – 35 Street SW,
LOC2024-0055**

IMPLICATIONS

Social

The proposed R-CG District would support a wider range of housing types than the existing DC District and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

The 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 the subject site with applicable climate resilience strategies will be explored and encouraged at the subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of the land, existing infrastructure, and services. The future development may also support local business and employment opportunities in the area.

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
4. **Proposed Bylaw 208D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform