

Planning and Development Services Report to
 Calgary Planning Commission
 2024 July 18

ISC: UNRESTRICTED
 CPC2024-0684
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**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3207 – 29 Street SW,
 LOC2024-0101**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 3207 – 29 Street SW (Plan 5435AV, Block 3C, Lots 3 and 4) from Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for a development that is compatible with the character of the existing neighbourhood and is in keeping with the 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 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 H-GO District would allow for housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit has been submitted for a low density development (five units, two buildings) and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Killarney/Glengarry, was submitted by Civic Works on behalf of the landowner Namrita Rattan on 2024 April 03. As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables a courtyard focused, grade-oriented townhouse development, designed to be compatible with surrounding properties. A development permit (DP2023-04202) for two buildings containing a total of 5 dwelling units was submitted on 2023 June 22 and is under review.

The approximately 0.07 hectare (0.17 acre) parcel is located mid-block and is currently occupied by a single storey dwelling. A gravel lane is located to the east which currently provides access to a carport and detached garage to the rear of the parcel.

At the 2023 October 03 Public Hearing of Council, a previous land use proposal for redesignation to the H-GO District, submitted by this applicant (LOC2023-0044), was refused by Council. As per Section 19 of the Land Use Bylaw, when an application has been refused by Council, a similar change in land use designation can be accepted after six months has passed from the date of refusal.

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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 erected on-site signage with information on how to contact the project team, delivered letters to adjacent properties of the parcel informing them of the details of the application, provided a project web page and offered meetings with the Killarney-Glengarry Community Association (CA) and the Ward 8 Councillor's 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 four letters of opposition from the public. The letters of opposition include the following areas of concern:

- the proposal is the same as the previous proposal and should not be considered again as nothing has changed;
- proposal does not fit within the character of the area;
- negative impact on local parking and traffic;
- negative impact on privacy;
- negative impact on trees; and
- negative impact on local infrastructure.

The CA was circulated on this application and did not provide any comments at the time of writing this report. 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. Concerns related to overlooking, design and impact on local street traffic are being considered within the development permit review.

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

This land use amendment would create an opportunity to provide a variety of housing types which could cater to different age groups, lifestyles and demographics which may further contribute to an inclusive community.

Environmental

This application does not include actions that specifically address objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged with the development permit review process.

Economic

This land use amendment would allow for an efficient use of land, existing infrastructure and local services and would provide more housing choice in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with the proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform