

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2824 – 31 Street SW,
 LOC2024-0118**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.10 hectares ± (0.25 acres ±) located at 2824 – 31 Street SW (Plan 732GN, Block 9, Lot 43) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the 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 on a residential site, allows for a 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.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Killarney/Glengarry, was submitted by Prime Design Solutions on behalf of the landowners, Harry Sood and Shalika Sood, on 2024 April 28. The mid-block site located within a cul-de-sac, is approximately 0.10 hectares (0.25 acres) in size and contains a one-storey single detached dwelling with rear lane access. Vehicular access to the detached garage is provided via the cul-de-sac. As indicated in the Applicant Submission (Attachment 2), the intent of this application is to allow for more housing options beyond the current parameters of the applicable Direct Control (DC) District, subject to the policies of the LAP. No development permit has been submitted at this time.

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

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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 confirmed that the landowners met with three neighbouring parcels adjacent to the subject site to share information about the proposed project and obtain feedback. 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 15 letters of opposition. The letters of opposition included the following areas of concern:

- ongoing street parking capacity issues and vehicular congestion within the cul-de-sac and lane;
- potential increase in building height and consequential privacy concerns impacting neighbouring lots;
- proposed increase in the allowable number of dwelling units;
- loss of mature trees on site;
- lack of fit with neighbourhood character and preference to maintain single or semi-detached dwellings; and
- ongoing construction and noise impacts from surrounding developments.

No comment was received from the Killarney-Glengarry Community Association (CA). Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal is appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. The proposed land use also provides for a modest increase in density and height while being sensitive to adjacent developments. The building and site design, number of units, landscaping vegetation, parking and waste management will be reviewed and determined at the development permit stage, including reviewing policies of the LAP which provides specific guidance and direction regarding built form.

Following Calgary Planning Commission, notification 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 would create the opportunity for additional housing options in the area that may better accommodate the housing needs of different age groups, lifestyles, and demographics and foster a more inclusive community.

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 development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

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

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