

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2627 – 31 Street SW,  
 LOC2024-0206**

**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 2627 – 31 Street SW (Plan 1855W, Block 3B, Lots 7 and 8) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for secondary suites, backyard suites, 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.
- A development permit for a Single Detached Dwelling, Secondary Suite, Accessory Residential Building and Backyard Suite has been submitted and is under review.
- 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 Andison Residential Design on behalf of the landowners, Jason Hastie and Gina Thornton, on 2024 August 16. A development permit (DP2024-05301) to add a secondary suite in the basement and a backyard suite attached to a garage was submitted on 2024 July 18 and is under review.

The 0.06 hectare (0.14 acre) mid-block parcel is located on 31 Street SW, five blocks east of the Glenbrook Shopping Centre. Surrounding development includes two-storey semi-detached development immediately to the north, and single detached bungalows to the east, west and south.

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 reached out to the Killarney-Glengarry Community Association (CA) and neighbouring property owners. 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 one letter of opposition and two letters of support from the public. The letter of opposition included concerns regarding the list of allowable uses in the R-CG District, such as rowhouses and townhouses, given the applicant's stated intent to develop a single-detached dwelling with a secondary suite and a detached garage with a backyard suite.

The letters of support noted general support for the change in land use for the intention of developing a backyard suite and secondary suite on the subject site.

The CA did not provide any comments. Administration followed up with the Community Association and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking is currently being reviewed at the development permit stage.

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.

**IMPLICATIONS**

**Social**

The proposed R-CG District would support a wider range of housing types than the existing Direct Control (DC) District (Bylaw 28D91), and 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 *Climate Resilience Strategy – Pathways to 2050*. Further opportunities to align future

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development on this site with applicable climate strategies are being explored and encouraged through the development permit review.

**Economic**

The application would allow development up to four dwelling units with the option to include secondary suites and/or backyard suites which may result in a more efficient use of land, existing infrastructure, and services.

**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<br>(Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
|                           |            |                        |