

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3033 – 27 Street SW,
 LOC2023-0216**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 3033 – 27 Street SW (Plan 5561O, Block 52, Lots 16 and 17) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 NOVEMBER 02:**

That Council give three readings to **Proposed Bylaw 3D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 3033 – 27 Street SW (Plan 5561O, Block 52, Lots 16 and 17) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a new semi-detached dwelling with secondary suites.
- The proposal represents a similar building form and set of uses 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 – Contextual One / Two Dwelling (R-C2) 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-C2 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Killarney/Glengarry, was submitted by the landowner, Ali Jahangard, on 2023 July 28. No development permit has been submitted at this time but, as noted in the Applicant Submission (Attachment 2), their intent is to build a new semi-detached dwelling with secondary suites.

The existing DC District (Bylaw 29Z91) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80 which allows for single detached, semi-detached, and duplex dwellings, but not secondary suites. The proposed R-C2 District would allow for secondary suites in addition to single-detached, semi-detached, and duplex dwellings.

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The approximately 0.06 hectare (0.14 acre) midblock site is located on the west side of 27 Street SW. It is currently developed with a single detached dwelling and rear detached garage. Vehicle access is provided from the rear lane. The site is well-served by transit Route 22 (Richmond Road SW) and Route 6 (Killarney/26 Av SW) that connect the site to downtown and Signal Hill shopping centre.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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 close neighbours to discuss the application in person. 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 sent to adjacent landowners.

Administration received one letter from the public, with the following areas of concern:

- increased traffic and parking issues;
- increased noise and air pollution; and
- loss of mature trees and green space.

No comments from the Killarney-Glengarry Community Association (CA) were received. 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. The building and site design, number of units and on-site parking will be reviewed and determined 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 and stakeholders. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

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Environmental

The applicant has indicated that they plan to pursue specific measures such as EV charging and solar panels as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs D, E and F).

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services and provide more housing 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
- 4. Proposed Bylaw 3D2024**
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform