

**Land Use Amendment in Killarney (Ward 8) at multiple addresses, LOC2023-0157**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.17 hectares  $\pm$  (0.43 acres  $\pm$ ) located at 2228 and 2236 – 29 Street SW (Plan 5661O, Block 24, Lots 23-28) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District and Commercial – Neighbourhood 1 (C-N1) District to Mixed Use – General (MU-1f1.5h16) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023  
 NOVEMBER 16:**

That Council give three readings to **Proposed Bylaw 14D2024** for the redesignation of 0.17 hectares  $\pm$  (0.43 acres  $\pm$ ) located at 2228 and 2236 – 29 Street SW (Plan 5661O, Block 24, Lots 23-28) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District and Commercial – Neighbourhood 1 (C-N1) District to Mixed Use – General (MU-1f1.5h16) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject properties to facilitate the redevelopment of the Japanese Community Centre into a two-storey (twelve metres in height) building containing residential units as well as Social Organization uses (daycare, library and associated office space) centred around a central courtyard.
- The proposal would allow additional residential units and social amenities near public transit in a built form that complements the existing context. The proposal aligns 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 proposal would allow for more housing opportunities and social amenities in the inner city within walking distance to primary transit as well as a more efficient use of existing infrastructure.
- Why does this matter? The proposal would provide additional housing options and social amenities in this area with convenient access to transit.
- A development permit has been submitted and is under review by Administration.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application in the southwest community of Killarney/Glengarry was submitted on 2023 June 15 by Modern Office of Design & Architecture on behalf of the landowner, the Calgary Japanese Community Association. The 0.17 hectare (0.43 acre) site is comprised of two parcels located at the northeast corner of 29 Street SW and 23 Avenue SW, west of Crowchild Trail SW. The site is currently developed with two one-storey detached buildings with access to a rear lane. The buildings currently contain four residential units, and Social Organization uses (a library, communal kitchen and associated office space).

As noted in the Applicant Submission (Attachment 2), the intent of the application is to redevelop the existing Japanese Community Centre into a two-storey (twelve metres in height) multi-residential building with Social Organization uses. The proposal is not currently possible

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given the existing M-CG District does not permit a Social Organization use and the C-N1 District's height and density regulations are too restrictive. The total number of residential units is expected to increase from four to eight. A development permit (DP2023-04032) was submitted on 2023 July 24 and is currently under review.

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 relevant public groups and respective community association was appropriate. In response, the applicant circulated a pamphlet containing information on the existing zoning, proposed zoning, rationale for the application and contact information to all neighbours within a two-block radius of the subject site. The applicants received seven emails regarding the land use amendment application with concerns primarily focused on parking, traffic and future construction disruption. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received one letter of opposition from the public stating concerns related to parking, traffic and construction disruption.

No comments from the Killarney/Glengarry Community Association were received. Administration reached out to the Community Association 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 as the proposed land use amendment represents a modest density increase while being sensitive to adjacent development. The building and site design, parking and traffic impacts will be reviewed through the Development Permit process.

**IMPLICATIONS**

**Social**

The proposal would allow for additional housing and social amenities for Calgarians within an established neighbourhood that already offers a wide range of community amenities with convenient access to transit.

**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 future development

**Planning and Development Services Report to  
Calgary Planning Commission  
2023 November 16**

**ISC: UNRESTRICTED  
CPC2023-0868  
Page 3 of 3**

**Land Use Amendment in Killarney (Ward 8) at multiple addresses, LOC2023-0157**

on this site with applicable climate strategies are being explored and encouraged at the development permit and subsequent the development approval stages.

**Economic**

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

**Service and Financial Implications**

No anticipated financial impact

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Strategy
4. **Proposed Bylaw 14D2024**
5. **CPC Member Comments**
6. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform