

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2838 – 26 Street SW,
LOC2024-0318**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 2838 – 26 Street SW (Plan 5661O, Block 45, Lots 21 to 23) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 APRIL 10:

That Council give three readings to **Proposed Bylaw 83D2025** for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 2838 – 26 Street SW (Plan 5661O, Block 45, Lots 21 to 23) 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 rowhouses and townhouses, in addition to the building forms 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 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 *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Residential – Grade-Oriented Infill (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 was submitted on 2024 December 17 by New Century Design on behalf of the landowner, Amir Wasef. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a six-unit rowhouse building with secondary suites in the future.

The application originally proposed to amend the existing land use to Housing – Grade Oriented (H-GO) District. However, redesignation to H-GO District is not supported by the applicable policies of the LAP nor by the H-GO location criteria of Land Use Bylaw 1P2007. The applicant has since amended the application to propose the R-CG District on 2025 January 6.

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The existing Direct Control (DC) District (Bylaw 29Z91) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80, which does not allow for rowhouse buildings or secondary suites. The proposed R-CG District would allow for the intended form of development.

The approximately 0.09 hectare ± (0.22 acre ±) parcel in the southwest community of Killarney/Glengarry, is located on the northeast corner of 28 Avenue SW and 26 Street SW. The site is currently developed with a one-storey single-detached dwelling with a rear detached garage accessed from the lane.

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 the public / interested parties and respective community association was appropriate. In response, the applicant delivered postcards containing information about the proposed project to more than 75 neighbouring parcels within a 60-metres radius of the subject site. The applicant also contacted the Ward 8 Councillor's Office, and the Killarney/Glengarry Community Association (CA) to share the project information. 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 submissions in opposition. The submissions cited the following areas of concern:

- proposed density is not appropriate for the area;
- lack of space for garbage bins;
- loss of trees;
- reduction in property value;
- inadequate parking; and
- increase in traffic and safety issues

No comments were received from the CA. Administration contacted the CA to follow up and no response was received.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be 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 provides for a modest density increase while being sensitive to adjacent development. 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. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use would enable a more efficient use of land and infrastructure and allows for a diversity of grade-oriented housing that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. If approved by Council, further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to moderately increase density in this location would make for more efficient use of 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
4. **Proposed Bylaw 83D2025**
5. **CPC Member Comments**
6. **Public Submission**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform