

Planning and Development Services Report to
Calgary Planning Commission
2025 March 27

ISC: UNRESTRICTED
CPC2025-0233
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Land Use Amendment in Killarney/Glengarry (Ward 8) at 3227 Kenmare Crescent SW, LOC2024-0289

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 3227 Kenmare Crescent SW (Plan 732GN, Block 1, Lot 45) from Direct Control (DC) District to Residential – Grade Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 MARCH 27:

That Council give three readings to **Proposed Bylaw 71D2025** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 3227 Kenmare Crescent SW (Plan 732GN, Block 1, Lot 45) 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 backyard suites, 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 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.
- A development permit for a garage with a backyard suite has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment was submitted on 2024 November 28 by the landowner, Sandra Mae Warnke. A development permit (DP2025-01492) for a backyard suite over a garage was submitted on 2025 March 13 and is under review. As noted in the Applicant Submission (Attachment 2), the intent of this land use amendment is to allow for this development permit application.

The existing Direct Control (DC) District (Bylaw 28Z91) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80, which does not allow for backyard suites. The proposed R-CG District would allow for the intended form of development.

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The approximately 0.11 hectare (0.27 acre) parcel is located in the southwest community of Killarney/Glengarry, on the cul-de-sac fronting Kenmare Crescent SW. The site is currently developed with a single detached home 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 discussed the proposal with the Killarney-Glengarry Community Association (CA) via email, had discussions with 12 neighbours, and left letters for any neighbours they could not contact. 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.

No public comments were received at the time of writing this report.

The Killarney-Glengarry Community Association provided a letter of support (see Attachment 4) and commented they would like to see more of these type of proposals in the community.

Administration 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 housing forms. It 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 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 development of this site enables 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.

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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 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. Community Association Response
- 5. Proposed Bylaw 71D2025**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform