

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3209 – 28 Street SW,
LOC2025-0021**

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 3209 – 28 Street SW (Plan 5661O, Block 53, Lots 25 and 26) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the site to allow for basement suites, in addition to the building types already allowed in the existing land use district (e.g., single detached, semi-detached and duplex dwellings).
- The proposal would allow for an appropriate increase in height on a residential site, allows for a 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 promote greater housing choice within an inner-city residential community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for 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 application in the southwest community of Killarney/Glengarry, was submitted by Horizon Land Surveys on behalf of the landowner Narinder Kaur Singh on 2025 February 10. The mid-block site is approximately 0.06 hectares (0.14 acres) in size and currently contains a one-storey single detached dwelling, and detached garage. The parcel is accessed from a rear lane. The applicant originally proposed rowhouses, townhouses, and a cottage housing cluster with up to four dwelling units. They are now seeking a redesignation to allow for a maximum of two dwelling units, each with a basement suite (Attachment 2). No development permit has been submitted at this time.

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

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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 neighbouring parcels within a 100-metre radius of the subject site and spoke directly with residents. The applicant also contacted the Ward 8 Councilor'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 public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters in response: one expressing opposition to the initially proposed four-unit development and another with a question about the project. No concerns were raised regarding the revised proposal for basement suites.

No comment was received from the Killarney-Glengarry CA.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal is 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 also provides for a modest increase in density and height while being sensitive to adjacent developments. The building and site design, number of units, landscaping, parking and waste management will be reviewed and determined at the development permit stage.

IMPLICATIONS

Social

The proposed land use would create the opportunity for additional housing options in the area that may better accommodate the housing needs of different age groups, lifestyles, and demographics, and foster a more inclusive community.

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 proposal would support the recommendations found in The City of Calgary's Housing Strategy (*Home is Here*). It would enable a slight increase in density which would provide more housing opportunities and make for more efficient use of existing infrastructure and services.

Planning and Development Services Report to
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2025 May 22

ISC: UNRESTRICTED
CPC2025-0383
Page 3 of 3

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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 (Name)	Department	Approve/Consult/Inform