

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3027 – 34 Street SW,
LOC2025-0043**

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 3027 – 34 Street SW (Plan 732GN, Block 7, Lot 17) from Direct Control (DC) District to Residential – Grade Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 05:

That Council give three readings to **Proposed Bylaw 109D2025** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3027 – 34 Street SW (Plan 732GN, Block 7, Lot 17) 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, townhouses, secondary suites and 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 keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP)
- What does this mean for Calgarians? The proposed Residential – Grade Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and surrounding amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics in Calgary.
- 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 the landowner, Christopher De Laforest on 2025, March 3. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to retain the existing single detached dwelling and develop a detached garage with a backyard suite above.

The approximately 0.06 hectare (0.14 acre) mid-block site is located along the west side of 34 Street SW. The surrounding development is predominantly composed of single detached dwellings with detached garages accessed from the rear lane. Surrounding amenities include two school sites and an open space within 100 metres (a two-minute walk) to the east and west of the site.

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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 met with the Killarney Glengarry Community Association and the adjacent landowners. 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 the site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments or comments from the Community Association were received.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 application would allow for additional housing types and accommodates site and building designs that are adaptable to the functional requirements of evolving household and lifestyle needs.

Environmental

This application does not include any specific actions that address the objectives of the Calgary *Climate Strategy – Pathways to 2050*. The applicant has considered developing an energy efficient backyard suite that meets the Passive House Building certification and supports electric vehicle charging capabilities. Further opportunities to align future development on this site with applicable climate strategies will be explored at the subsequent development permit approval stage.

Economic

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

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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 Summary
- 4. Proposed Bylaw 109D2025**
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform