

Planning and Development Services Report to
 Calgary Planning Commission
 2025 July 03

ISC: UNRESTRICTED
 CPC2025-0629
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**Policy Amendment in Killarney/Glengarry (Ward 8) at 3216 – 30 Street SW,
 LOC2025-0060**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the amendment to the Westbrook Communities Local Area Plan (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 3:

That Council refuse and abandon **Proposed Bylaw 66P2025** for the amendment to the Westbrook Communities Local Area Plan (Attachment 2).

HIGHLIGHTS

- This application seeks to amend the *Westbrook Communities Local Area Plan (LAP)* to allow for development that would contain three or more residential units on a parcel.
- Administration recommends refusal as the proposal does not align with Administration's commitment to the public to not amend the LAP within five years of its approval.
- What does this mean to Calgarians? The location-specific policies in the Neighbourhood Local, Limited Scale section of the recently approved LAP does not support this application. However, it is noted that the overall provision of housing is supported by the *Municipal Development Plan (MDP)* and *Home is Here – The City of Calgary's Housing Strategy*.
- Why does this matter? This refusal supports the direction provided by Council on recently approved LAPs that direct appropriate growth and development within these communities.
- To proceed with three or more residential units on this parcel, an amendment to the LAP would be required.
- A development permit (DP2024-08494) for five units with suites and a detached five-car garage has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This policy amendment application, in the southwest community of Killarney/Glengarry was submitted by Horizon Land Surveys on behalf of the landowner, Stone West Developments Inc., on 2025 March 18. The approximately 0.07 hectare (0.17 acre) midblock site is located on 30 Street SW between Richmond Road SW to the south and 30 Avenue SW to the north. It is currently developed with a single detached dwelling and has access to a rear lane.

The subject lot is 90 metres (a two-minute walk) north of Richmond Road SW, which is part of the Primary Transit Network. The site is also 60 meters (a one-minute walk) from Killarney School (a Montessori school run by the Calgary Board of Education) and 270 metres (a five-minute walk) from Richmond Green Park. Finally, the site is 200 metres (a three-minute walk) from a neighbourhood commercial node at the corner of Richmond Road SW and 29 Street SW.

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A development permit (DP2024-08494) for a three-unit rowhouse building with three suites, a two-unit semi-detached building with two suites and a detached five-car garage was submitted on 2024 December 04 and is under review. The proposed policy amendment is intended to accommodate the development as proposed in the development permit application as indicated in the Applicant Submission (Attachment 3).

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 neighbouring parcels within a 100-metre radius of the subject site. The applicant also reached out to the Ward 8 Councillor's Office and the Killarney-Glengarry Community Association (CA) to share project information, but did not receive a response. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, the 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 six responses from the public in opposition to this application due to concerns over increased density in the area. No comments from the Killarney-Glengarry CA were received. Administration contacted the CA to follow up and did not receive a response.

Administration considered the relevant planning issues specific to the application and has determined that the proposal cannot be supported as it does not align with the Neighbourhood Local, Limited Scale policies of the LAP. A policy amendment would not be appropriate given the recent approval of the plan.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the policy amendment application will be posted on site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed policy amendment would allow for additional housing types and forms that may support a diversity of households; however, this does not align with the recently approved policies in the LAP.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed policy amendment would allow for a more efficient use of land, 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. **Proposed Bylaw 66P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform