

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2823 – 30 Street SW,
 LOC2026-0009**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 2823 – 30 Street SW (Plan 732GN, Block 9, Lot 54 and portion of Lot 53) 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 a subdivision and redevelopment with Single Detached Dwellings, 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 the *Westbrook Communities Local Area Plan* (LAP).
- What does it mean to 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 nearby amenities.
- Why does it 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.
- Two development permit applications (DP2026-00867 and DP2026-00868) proposing Single Detached Dwellings with detached garages, and one subdivision application (SB2026-0041) have been submitted and are under review.
- 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 property owner, Ian Lau Scott, on 2026 January 27. As outlined in the Applicant Submission (Attachment 2), the purpose of this land use amendment is to facilitate development of two Single Detached Dwellings with detached garages accessed from the rear lane. The existing Direct Control (DC) District is based on the R-2 Residential Low Density District of the previous Land Use Bylaw 2P80 and requires a minimum lot width of 11 metres for Single Detached Dwellings, which would preclude this form of development on the subject parcel, which is approximately 17 metres wide. A subdivision application and two development permit applications have been submitted and are under review. The subdivision application (SB2026-0041) proposes to divide the existing 17.08 metre-wide lot into two 8.54 metre-wide lots, each intended to accommodate a Single Detached Dwelling (DP2026-00867 and DP2026-00868).

The 0.06 hectare (0.15 acre) midblock site is located on the west side of 30 Street SW and is currently developed with a single detached dwelling with driveway access from 30 Street SW and a garage that is accessed from the rear lane. Surrounding development is characterized by

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a mix of single detached dwellings, semi-detached dwellings and rowhouse buildings. Nearby amenities include Killarney School, neighbourhood-scale commercial developments on 26 Avenue SW and Richmond Road SW, the Killarney/Glengarry Community Association and Richmond Green Park.

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 to neighbours within a 100-metre radius of the site. 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 did not receive any comments from the Killarney/Glengarry Community Association (CA). Administration followed up with the CA on 2026 February 27 but did not receive a response. One comment was received from the public with concerns regarding the number of units, building design, parking, privacy and offsite impacts.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The number of units, building design, parking, privacy and offsite impacts are being reviewed and determined through the submitted development permits.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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.

IMPLICATIONS

Social

The proposed land use application enables the continuation of development in the community of Killarney/Glengarry while providing additional housing types to support Calgary's growing population.

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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 are being explored and encouraged through the development permit review.

Economic

This application enables a more efficient use of land as well as existing infrastructure, services, and amenities in the surrounding community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this project.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform