

Background and Planning Evaluation

Background and Site Context

The subject site is situated in the southwest community of Killarney/Glengarry at the northeast corner of 37 Street SW and 21 Avenue SW. The site is approximately 0.22 hectares (0.56 acres) in area, has dimensions of approximately 36 metres deep by 60 metres wide and is serviced by a rear lane. 37 Street SW forms part of the Primary Transit Network, is designated as a Neighbourhood Main Street and is within 350 metres of a Community Activity Centre which includes the Westbrook LRT Station. Transit Route 306 (MAX Teal Westbrook/Douglas Glen) and Route 9 (Dalhousie Station/Chinook Station) run adjacent to the site along 37 Street SW. The residential properties across the lane to the east are zoned Residential – Grade-Oriented Infill (R-CG) District and are characterized by existing single detached dwellings and a semi-detached dwelling.

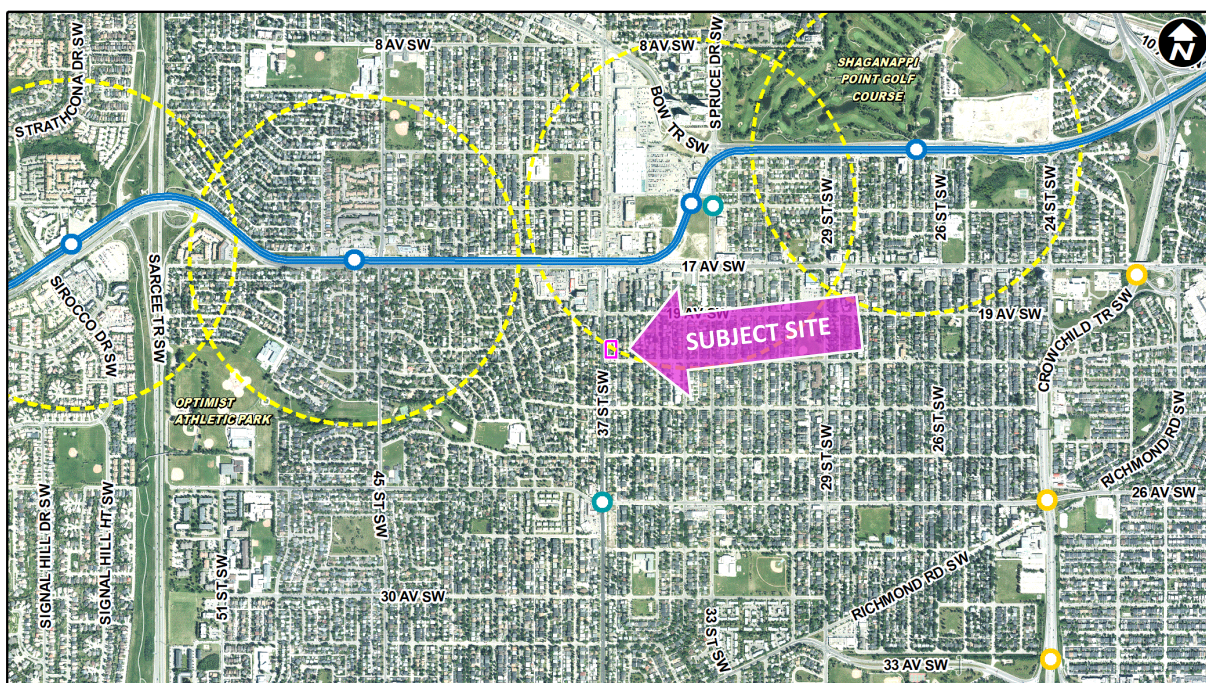
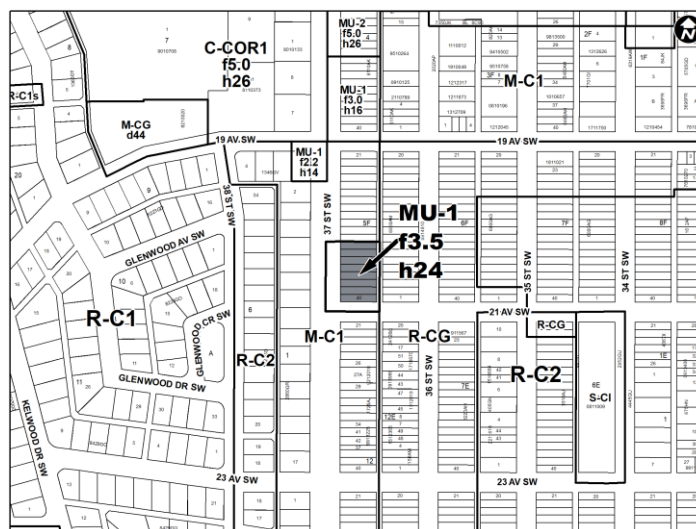
Community Peak Population Table

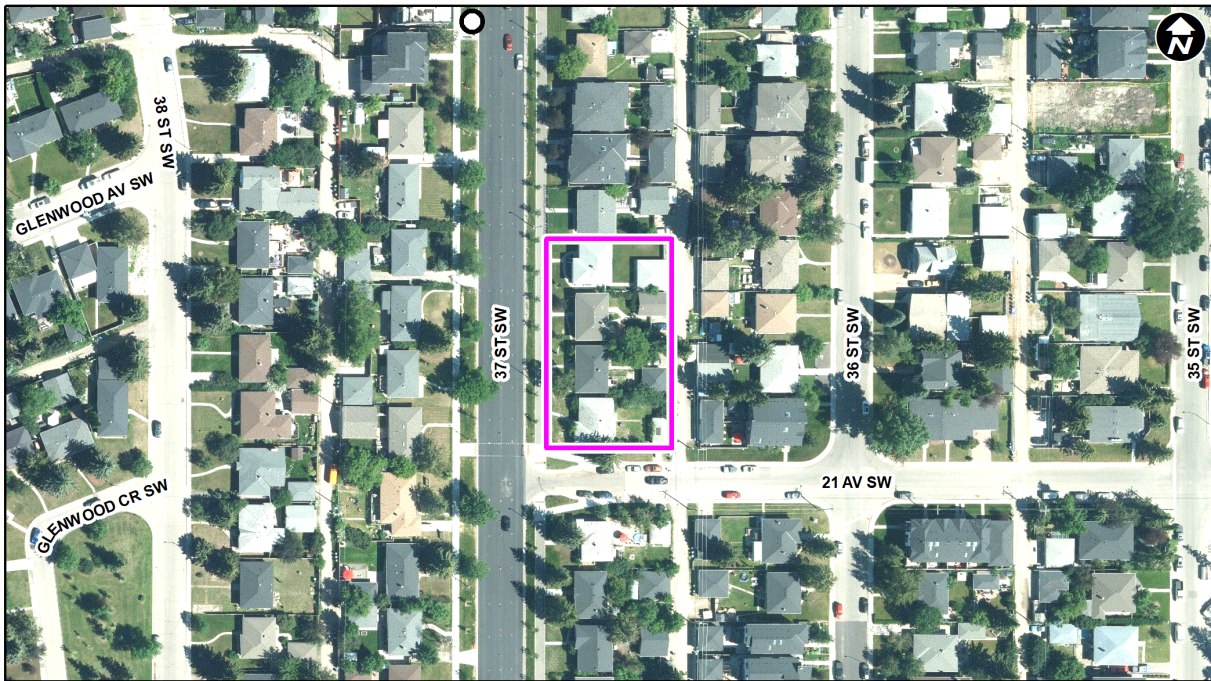
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	-0.0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Killarney/Glengarry Community Profile](#).





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Contextual Low Profile (M-C1) District enables multi-residential development of low height and medium density. The M-C1 District is intended to be applied to sites within close proximity or adjacent to low density residential development and contains contextual rules which enable developments to respond to the current context and buffer elements of a development that may have negative impacts on residents of nearby parcels. The M-C1 District allows for a maximum height of 14 metres and 148 units per hectare. The current land use on the site was granted through the 37 Street Main Streets process.

The proposed Mixed Use – General (MU-1f3.5h24) District allows street-oriented developments with opportunities for a mix of both residential and commercial uses and provides a compatible transition with surrounding developments. The proposed land use accommodates a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. The proposed land use is in alignment with the recently approved *Westbrook Communities Local Area Plan* (LAP).

The MU-1f3.5h24 District allows a maximum Floor Area Ratio (FAR) of 3.5 (approximately 7,803 square metres) and a maximum height of 24 metres, approximately six storeys.

Development and Site Design

If approved by Council, the rules of the proposed MU-1 District, along with the policies of the *Westbrook Communities Local Area Plan* (LAP) would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 37 Street SW Neighbourhood Main Street and shared pathway; and
- mitigating shadowing, overlook and privacy concerns.

Transportation

Pedestrian access to the site is available from an existing shared pathway which runs along 37 Street SW as well as an existing sidewalk which runs along 21 Avenue SW. An on-street bikeway runs east-west along 19 Avenue SW, one block north of the subject site.

The area is well served by Calgary Transit. The site is directly adjacent to stops for Route 9 (Dalhousie Station/Chinook Station). Transit Route 306 (MAX Teal Westbrook/Douglas Glen) also runs along 37 Street SW with stops 520 metres south and 620 metres north at Westbrook LRT Station.

Direct vehicular access to the proposed development will be required to come from the rear lane. The parcel is located within active [Residential Parking Permit \(RPP\)](#) Zone KI.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within a Neighbourhood Main Street area as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage low to medium density residential, retail and mixed-use buildings.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The Neighbourhood Connector areas are characterized by primarily residential uses in a broad range and mix of housing types and forms. The low building scale in this context includes forms such as apartments, stacked townhouses, and mixed-use buildings. The LAP also identifies the site as forming part of the Westbrook Transit Station Area Transition Zone, blending form and activities between the immediate station area and the surrounding community. The proposed land use amendment is in alignment with the applicable policies of the LAP.