

Land Use Amendment in Killarney/Glengarry (Ward 8) at multiple properties, LOC2022-0216

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.56 acres \pm) located at 2028, 2032, 2036 and 2040 – 37 Street SW (Plan 6900AM, Block 5F, Lots 33 to 40) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use - General (MU-1f3.5h24) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 MAY 18:

That Council give three readings to **Proposed Bylaw 97D2023** for the redesignation of 0.22 hectares \pm (0.56 acres \pm) located at 2028, 2032, 2036 and 2040 – 37 Street SW (Plan 6900AM, Block 5F, Lots 33 to 40) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use - General (MU-1f3.5h24) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a mixed-use development up to six storeys in height.
- The proposal allows for an appropriate building form and set of uses along the 37 Street Neighbourhood Main Street and is in keeping with the *Municipal Development Plan* (MDP) and *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would allow for additional housing and commercial options for inner city living with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional housing and commercial opportunities that may help activate this part of Killarney/Glengarry.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment was submitted by O2 Planning + Design on 2022 December 5 on behalf of the landowners, Advent Development Corporation and Barbara Nikolaou. No development permit has been submitted at this time. As noted in the Applicant Submission (Attachment 2), the proposed land use district will align with the recently adopted *Westbrook Communities Local Area Plan* (LAP), providing more housing options that are contextual to adjacent development and responds to the changing housing needs of Calgarians.

The approximately 0.22 hectare site is situated at the northeast corner of 37 Street SW and 21 Avenue SW. 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.

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The residential properties across the lane to the east are designated Residential – Grade-Oriented Infill (R-CG) District.

The Mixed Use – General (MU-1) District is characterized by a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. This application is for a height of 24 metres, to a maximum of six storeys, and a Floor Area Ratio (FAR) of 3.5. This proposal is in keeping with the recently approved *Westbrook Communities Local Area Plan* (LAP).

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 the respective community association was appropriate. In response, the applicant set up a project website, mailed approximately 130 postcards, reached out to the Killarney-Glengarry Community Association and held an online public engagement session. 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 sent to adjacent landowners.

Administration received eight letters of opposition from the public. The letters of opposition cited the following concerns:

- increased construction and noise;
- increased density;
- increased parking, traffic and safety concerns;
- increased waste storage requirements;
- increased taxes;
- decreased privacy, sunlight and views;
- decreased street parking availability; and
- decreased property values.

The Killarney-Glengarry Community Association (CA) provided a letter which was neither in opposition nor support on 2023 January 4 (Attachment 4). The letter stated that the change is not unprecedented in the community and aligns with other recent programs such as the 37 Street Main Street program, the City of Calgary’s transit-oriented development program, and the *Westbrook Communities Local Area Plan*. The letter stated that the land use, floor area ratio and height modifiers of the proposed land use district are similar to existing land uses along 17

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Avenue SW at the northern edge of Killarney-Glengarry and are not an unprecedented change for the community. A concern was raised that the MU-1 District has no requirement for commercial at grade. The CA strongly advised the applicant to consider commercial at grade to contribute to a vibrant Main Street. The CA looks forward to reviewing and commenting on the upcoming Development Permit for this site.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 enables the continuation of development in the community of Killarney-Glengarry and provides future opportunity for mixed-use development. The development of these lands may enable a more efficient use of land and infrastructure.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. 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 proposed land use amendment would enable the development of residential dwelling units and commercial space. The development would provide housing opportunity, supports local business, and employment opportunities within Killarney-Glengarry and nearby communities.

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
4. Community Association Response
5. **Proposed Bylaw 97D2023**
6. **CPC Member Comments**
7. **Public Submissions**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform