

Background and Planning Evaluation

Background and Site Context

The subject site, which contains multiple properties, is in the southwest community of Killarney/Glengarry, fronting along 37 Street SW, between 25 Avenue SW and 26 Avenue SW. The site is approximately 0.50 hectares (1.24 acres) and is currently developed with nine single detached dwellings with rear lane access.

The subject parcels were redesignated by Council to the MU-1 District with a floor area ratio of 3.0 and a height modifier of 16.0 metres on 2017 May 08 as part of the City-initiated Main Streets project.

The land use in the area is mostly low-to-medium density residential land use districts to the north, east and west, developed with single and semi-detached dwellings and low-rise apartment buildings designated as Residential – Contextual One / Two Dwelling (R-C2) District, Residential – Grade-Oriented Infill (R-CG) District and Multi-Residential – Contextual Low Profile (M-C1) District. Additionally, across 37 Street SW (to the west and south) there is the same MU-1 District (with the same modifiers) developed with single-detached dwellings and Commercial – Neighbourhood 2 (C-N2) District and Commercial – Community 1 (C-C1) District developed with mid-scale commercial buildings.

The site is located on a designated Main Street, Bus Rapid Transit (BRT) route (MAX Teal BRT - Route 306) and directly adjacent to various commercial services (at the corner of 26 Avenue SW and 37 Street SW) and a 10-minute walk to the Glendale Community Park and Turtle Hill (approximately 700 metres).

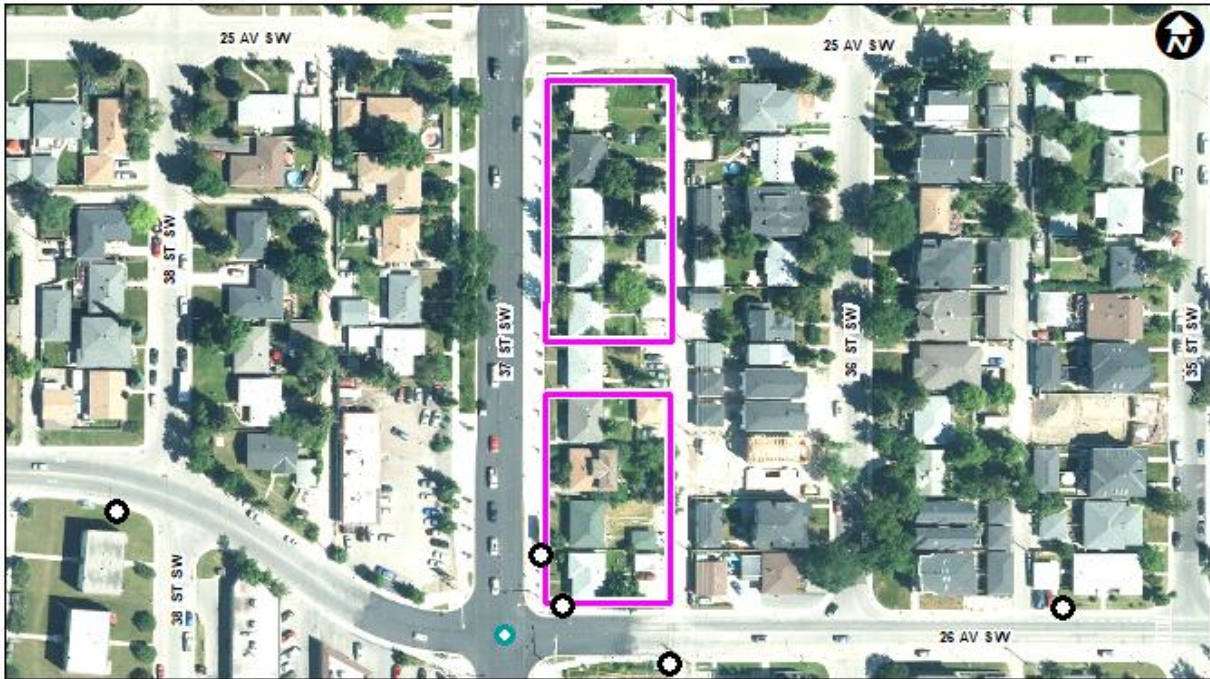
Community Peak Population Table

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 proposed Mixed Use – General (MU-1f3.0h16) District allows street-oriented developments with opportunities for a mix of both residential and commercial uses and provides a compatible transition to 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 maximum floor area ratio is 3.0 (approximately 15,042 square metres) and the maximum height is 16.0 metres (approximately four storeys).

The proposed Mixed Use – Active Frontage (MU-2f4.0h26) District allows street-oriented mixed-use developments with a requirement for commercial uses at grade to promote activity at street level. The maximum floor area ratio is 4.0 (approximately 20,056 square metres) and the maximum height is 26.0 meters (approximately six storeys).

As mentioned, the site is located on a designated Main Street, BRT route (MAX Teal BRT – Route 306) and directly adjacent to various commercial services. As such, Administration considers the MU-2 with a floor area ratio of 4.0 and height modifier of 26.0 metres to be appropriate given the site context.

Development and Site Design

If approved by Council, the rules of the proposed MU-2 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 that the site encompasses an entire city block along 37 Street SW (between 25 Avenue SW and 26 Avenue SW), additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built form along the Neighbourhood Main Street of 37 Street SW;
- ensuring sensitivity in the design to the existing single-detached dwelling located mid-block through landscaping and building design (i.e. stepping down the building);
- mitigating shadowing, overlook and privacy concerns to the adjacent and the low-density residential development to the east (across the lane).

Transportation

A Transportation memo was required as part of this land use amendment application to ensure traffic impacts to the network remain within current operating guidelines. At the time of a development permit application, access and mobility requirements will be reviewed and approved to the satisfaction of Mobility Engineering. Future access is anticipated from the adjacent lane.

The subject parcels are adjacent to 37 Street SW, which is presently identified as a Neighborhood Boulevard, 25 Avenue SW which is identified as a Residential Road and 26 Avenue SW which is identified as a Collector Road. This portion of 37 Street SW is also noted as part of the Main Streets program with recent upgrades to the pedestrian and transit environment.

The area is well served by Calgary Transit with the subject sites located adjacent to the northbound BRT Route 306 (Max Teal Westbrook/Douglas Glen) transit stop and directly to the south/west (across 37 Street SW) is the southbound 9 (Dalhousie Station/Chinook Station) transit stop. Additionally the southern portion of the site is adjacent to the east and westbound 6 (Killarney/26 Avenue SW) transit stops - both on 26 Avenue SW. The Westbrook LRT Station is located to the north of the site approximately 1.3 kilometres away (16-minute walk).

On street bicycle lanes are also available near the subject site along 26 Avenue SW, providing connectivity to the greater 5A network (a city-wide mobility network consisting of off-street pathways and on-street bikeways).

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 and storm utilities exist adjacent to the site within public road rights-of-way. Servicing requirements will be determined at the time of development.

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.

The proposal is in keeping with relevant MDP policies, as the MU-2 District provides for an increased intensity of development in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Calgary Climate Strategy (2022)

The proposal aligns with objectives found within the [Calgary Climate Strategy – Pathways to 2050](#) (Program Pathway G: Mode shift – Increase the mode share of zero or low emissions transportation modes and Program Pathway H: focus land use planning to prioritize zero emission city design) as it will diversify local housing options and will also use land more efficiently, reducing the environmental impact of the proposal by reducing the need for further greenfield development in ecologically and agriculturally sensitive areas.

The subject site is well situated to take advantage of existing public transportation and transit infrastructure. This will encourage the use of more sustainable and alternative mobility options including walking, cycling and transit. Primary transit network stops are provided along 37 Street SW, including the MAX Teal BRT (Route 306).

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six-storeys. The Neighbourhood Flex areas are characterized by a mix of commercial and residential uses with buildings oriented to the street with units that support a range of uses, including commercial uses on the ground floor. The low building scale in this context includes forms such as apartments, stacked townhouses, and mixed-use buildings. The proposed land use amendment is in alignment with the applicable policies of the LAP.