

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry, on the east side of 37 Street SW between 23 Avenue SW and 25 Avenue SW. The site is approximately 0.06 hectares (0.14 acres) in size, with dimensions of approximately 15 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling. Vehicular access and a garage is provided from the rear lane.

Surrounding development consists of a mix of single, semi-detached, rowhouses and fourplexes. Parcels fronting onto 37 Street SW are designated as Multi-Residential – Contextual Low Profile (M-C1) District. Parcels to the east, across the rear lane are designated Residential – Grade-Oriented Infill (R-CG) District.

17 Avenue SW Main Street is located 600 metres (a 10-minute walk) to the north, providing the community with commercial and retail uses. Glendale Elementary School is located 500 metres (an eight-minute walk) to the west, whilst Mount Royal University is 3 kilometres to the south.

Transit Route 306 (Max Teal Westbrook/Douglas Glen) and Route 9 (Dalhousie Station/Chinook Station) run adjacent to the site along 37 Street SW. There are bus stops serving these routes within 100 metres (a two-minute walk) to 250 metres (a four-minute walk) of the site. The Westbrook LRT Station lies 1 kilometre (a 17-minute walk) to the north.

Community Peak Population Table

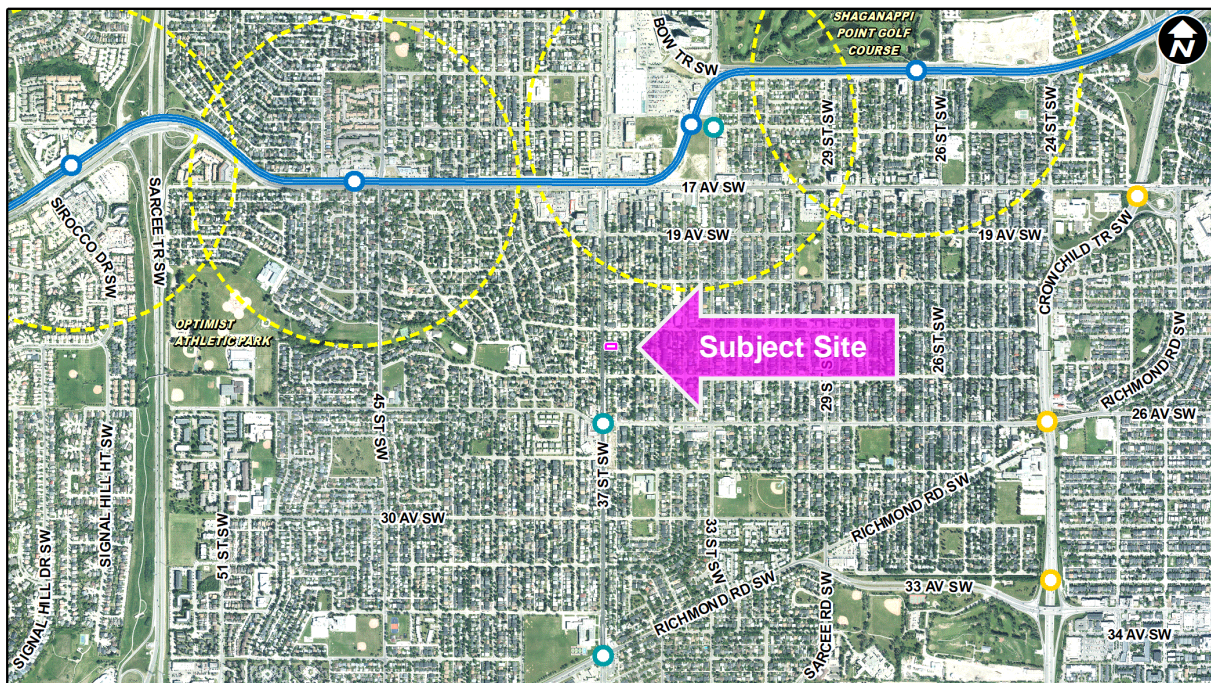
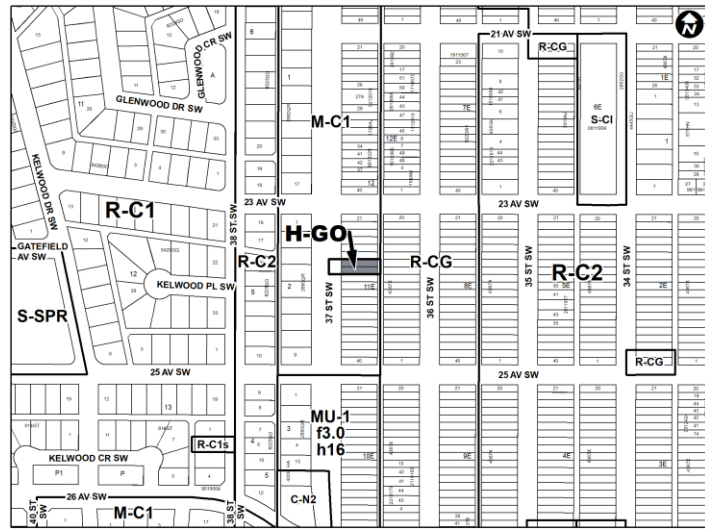
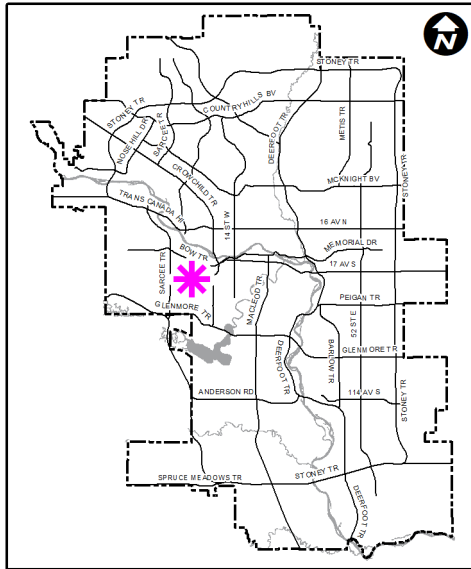
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

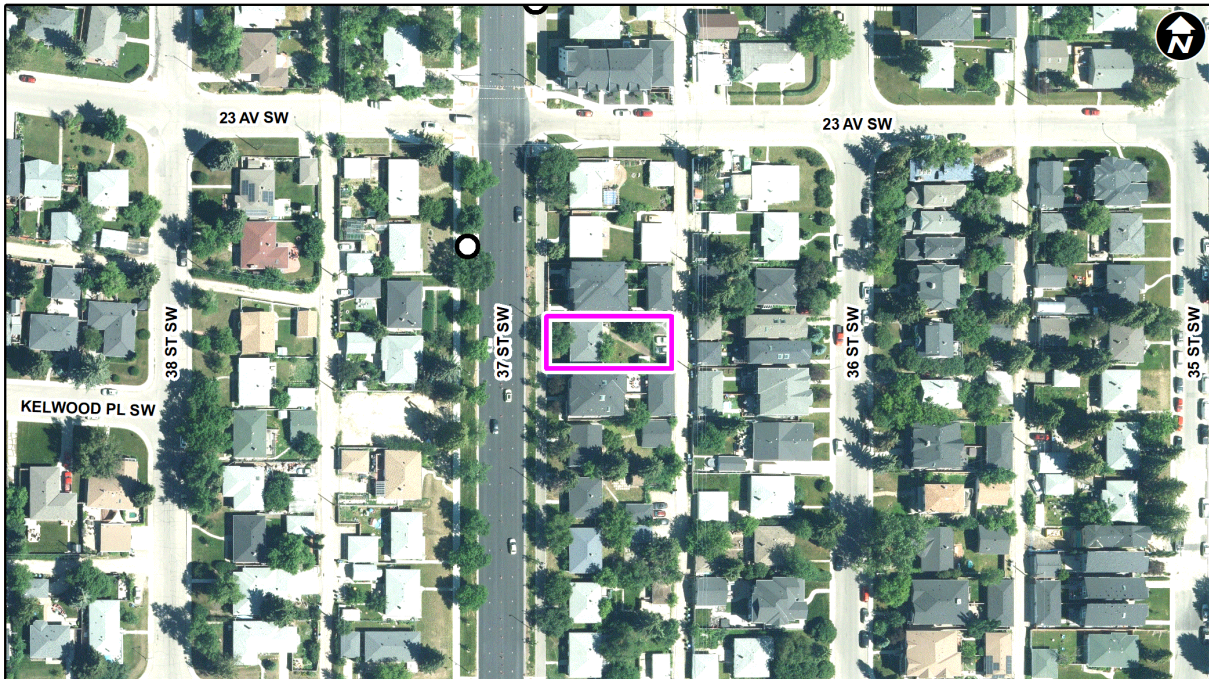
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





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 their context. The M-C1 District allows for a maximum building height of 14 metres and a maximum density of 148 units per hectare, which equates to eight units on this parcel. The current land use on the site was granted through the 37 Street Main Street project process in May 2017.

The proposed H-GO District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings and in a form and scale that is consistent with adjacent residential districts. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

The H-GO District is intended to be designated on parcels located within an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories. The subject site is located on a portion of 37 Street SW identified as a Neighbourhood Connector on Map 3: Urban Form, in the *Westbrook Communities Local Area Plan* (LAP). It thereby meets the criteria to be considered for the H-GO District.

Development and Site Design

The rules of the proposed H-GO District, along with the policies of the *Westbrook Communities LAP* will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Additional items that will be considered through the development permit review process include, but are not limited to:

- ensuring an engaging built interface along 37 Street SW;
- the layout and configuration of dwelling units;
- access and parking provision;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

The subject parcel is adjacent to 37 Street SW, classified as a Neighborhood Boulevard. This portion of 37 Street SW has had recent upgrades as part of the Main Streets project, including a new multi-use pathway along the frontage of the parcel.

The subject site is adjacent to Max Teal BRT (Westbrook/Douglas Glen) and Route 9 (Dalhousie Station/Chinook Station), with bus stops within 100 metres (a two minute walk). Westbrook LRT Station is 1 kilometre away (a 17-minute walk).

The parcel is not within a residential parking zone, but peak hour stopping is restricted 07:00-09:00 and 15:00-18:00 along the frontage on 37 Street SW.

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 (deep) 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)

Administration's recommendation aligns 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)

Administration's 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 as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposed H-GO District complies with relevant MDP Policy.

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 the subsequent development approval stages.

Westbrook Communities Local Area Plan (2023)

The [Westbrook Communities Local Area Plan](#) (LAP) 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 LAP encourages a range of housing types along higher activity, predominantly residential streets in the Neighbourhood Connector areas. The Low building scale policies within the Neighbourhood Connector category notes that building forms should consider the local built form context, be oriented towards the street, consider shadowing impacts on neighbouring properties and provide access to off-street parking and loading from the lane.

The proposed land use amendment is in alignment with the applicable policies in the LAP.