

Background and Planning Evaluation

Background and Site Context

The subject site is comprised of two parcels located in the southwest community of Killarney/Glengarry, northeast of 29 Street and 23 Avenue SW. The surrounding context is predominately low-rise residential, consisting of a range of built form typologies, including single detached, row houses and apartment buildings. Presently, the subject site is developed with two one-storey single detached buildings that are accessed from a rear lane. The existing buildings are home to the Japanese Community Centre, which includes four residential units, as well as a library, communal kitchen and associated office space.

The subject site is within approximately 800 metres (15-minute walk) from the Westbrook Light Rail Transit (LRT) station to the south, MAX Teal Route along 37 Street SW to the west, as well as the Max Yellow Route along Crowchild Trail to the east. Alexander Ferguson Elementary School is located roughly one kilometre away (15-minute walk) to the northeast. The Killarney Aquatic and Recreation Centre is approximately 100 metres (one-minute walk) to the southwest. Other locational attributes include the site's walkability to the 17 Avenue SW Main Street and Westbrook Mall, and quick access to a cycle lane on 26 Street SW, which connect to multiple parks and regional pathways.

Community Peak Population Table

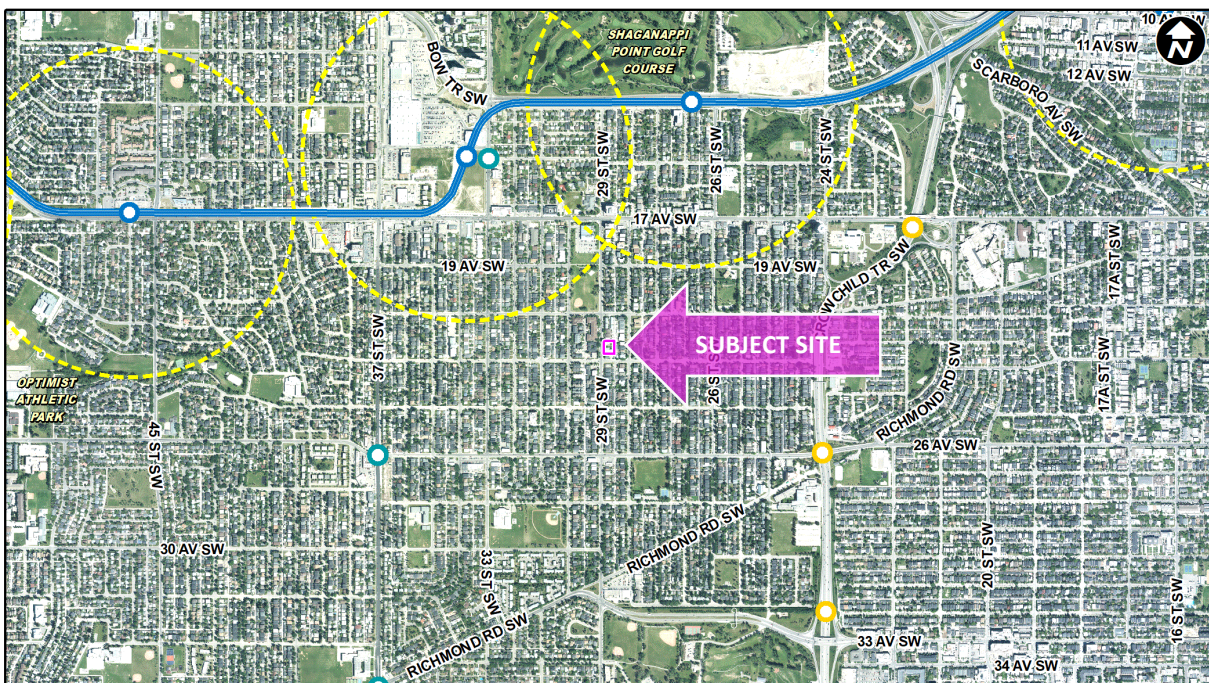
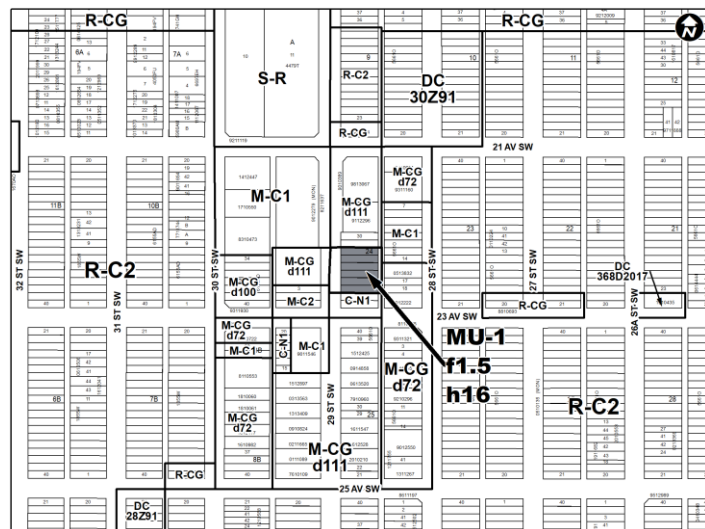
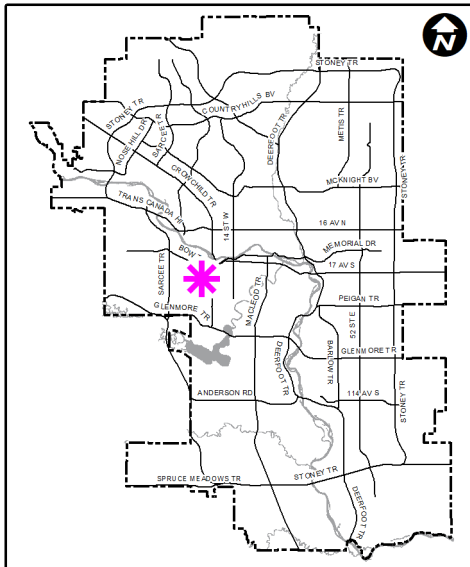
As identified below, the community of Killarney-Glengarry reached its peak population in 2019.

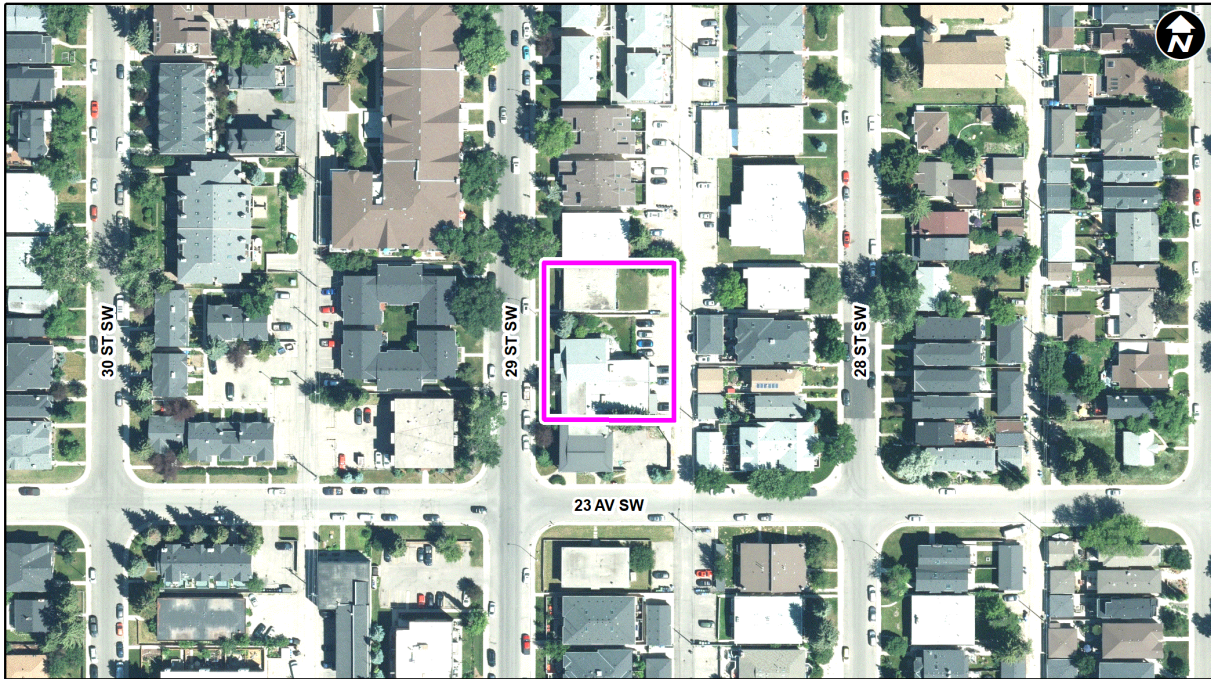
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 M-CG District at 2228 – 29 Street SW accommodates multi-residential development with direct access to grade in a variety of forms, heights and setbacks that reflect the immediate context. The existing C-N1 District at 2236 – 29 Street SW accommodates small scale commercial developments with opportunities for residential uses above with a maximum height of ten metres. The existing district designations do not accommodate the proposed development because the M-CG District does not permit a Social Organization use, and the C-N1 District restricts height to ten metres and floor area ratio (FAR) to 1.0.

The proposed Mixed Use – General (MU-1f1.5h16) District allows for street-oriented development that may accommodate a mix of residential and commercial uses in the same building, including residential and social organization uses. The proposed MU-1 District will allow a maximum building height of 16.0 metres (up to four storeys). The MU-1 District includes specific rules for setbacks and building heights along shared property lines or lanes shared with low-density residential development. The proposed land use will allow for a maximum building floor area of approximately 2,617 square metres through a FAR of 1.5.

The subject application is intended to support the consolidation of the uses in the two existing uses into a single building through a comprehensive redevelopment, which is not currently possible given the existing M-CG District does not permit a Social Organization use and the C-N District's height and density regulations are too restrictive.

Development and Site Design

If this application is approved by Council, the rules of the MU-1 District will provide guidance for the design of the development, including appropriate building height and floor area.

In addition, the *Westbrook Communities Local Area Plan* (LAP) contains built form and site design policies that inform design elements such as building façade articulation, street wall height, and other architectural details, and will ensure the development is responsive to both the existing context and vision for this area. Specifically, the LAP speaks to establishing appropriate street wall height and step-backs above the street wall to respond to the existing scale and uses of the area. It also directs development to respect the neighbourhood street context and to improve pedestrian experience through variation in building materials, articulations, setbacks, height, rooflines and massing to reduce building bulk.

Transportation

Pedestrian access to the site is from the sidewalk along 29 Street SW. 29 Street SW is a collector street. Vehicular access is from the rear lane. The site is well-served by Calgary Transit. The Westbrook LRT Station is 800 metres (15-minute walk) from the site and there are transit stops for both westbound and eastbound Route #2 (Mount Pleasant/ Killarney 17 Avenue SW) located 450 metres (seven-minute walk) north of the site. The site is adjacent to the 29 Street SW on-street bikeway and 400 metres north of the 26 Avenue SW on-street bikeway. On-street parking is presently unrestricted on 29 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)

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 [Municipal Development Plan](#) (MDP) identifies the site as located within the Developed Residential - Inner City area on the Urban Structure Map (Map 1). The proposal is consistent with the General Policies for Developed Residential Areas (Section 3.5.1) and Inner City Area policies (Section 3.5.2). The MDP's City-wide policies (Section 2) and specifically Section 2.2, Shaping a More Compact Urban Form, provides direction to encourage transit use, making

optimal use of transit infrastructure, and improve the quality of the environment in communities. The goals of these policies are to direct future growth of the city in a way that fosters a more compact and efficient use of land, create complete communities, allow for greater mobility choices, and enhance vitality and character in local neighbourhoods.

The proposed land use application allows for a modest increase in density and is in keeping with applicable MDP policies.

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 strategies are being explored at the development permit stage.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector Urban Form category (Map 3: Urban Form) with a Low - Modified building scale (Map 4: Building Scale), which allows for up to four storeys. The LAP speaks to buildings oriented to the street and mentions that small-scale commercial development that serves nearby residents would be appropriate, but is not required. The proposed MU-1 District with the FAR and height modifications is appropriate in the context of the proposed application and the intended Social Organization use. Given the wide array of discretionary commercial uses in the MU-1 District, any potential Development Permit applications on the subject site for large-scale commercial uses that do not meet the intent of the LAP Neighbourhood Connector policies would not be supported.