

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2440 – 37 Street SW,
 LOC2023-0391**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2440 – 37 Street SW (Plan 4367X, Block 11E, Lots 39 and 40) from Multi-Residential – Contextual Low Profile (M-C1) District to Commercial – Neighbourhood 1 (C-N1) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for small-scale, street-oriented commercial uses.
- The proposal allows for an appropriate building form and set of uses along the 37 Street SW Neighbourhood Main Street and is in keeping with the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would allow for additional commercial development within an established inner-city community and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional commercial opportunities with access to alternative transportation modes that may help activate this part of Killarney/Glengarry.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application in the southwest community of Killarney/Glengarry was submitted by Dobbin Consulting on behalf of the landowner, 1261857 Alberta Inc. (Shirley Weyland), on 2023 December 13. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a development permit for the Health Care Services use in the future.

The subject site is located at the northeast corner of 37 Street SW and 25 Avenue SW and is approximately 0.06 hectare (0.14 acre) in size. The community of Glendale is located across 37 Street SW to the west. The proposed Commercial – Neighbourhood 1 (C-N1) District is characterized generally by small-scale, street-oriented commercial development with opportunities for residential uses on upper floors of the buildings. This application allows a maximum building height of 10 metres (approximately one to two storeys) and a maximum floor area ratio (FAR) of 1.0 (approximately 557 square metres). The proposal is in keeping with the approved LAP.

The application was originally submitted to Administration proposing Mixed Use – General (MU-1) District to accommodate the intended Health Care Service. However, the applicant only intended to propose a single commercial use on the subject site and the length of the building façade that faces a street containing an individual Health Care Service is limited at a maximum

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of 9 metres. Therefore, the proposed district was revised to the C-N1 District to achieve a similar result. The revised C-N1 District was re-posted and recirculated to the relevant stakeholders.

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 respective community association was appropriate. In response, the applicant delivered an informational brochure to 32 neighbouring residents on 37 Street SW and 36 Street SW. An engagement website was also created to inform and collect feedback from the residents. 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 also sent to adjacent landowners.

No public comments were received at the time of writing this report.

No comments from the Killarney/Glengarry or Glendale Community Association were received. Administration contacted the Community Association to follow up and no response was received.

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 redevelopment along a Neighbourhood Main Street and provides future opportunity for neighbourhood-oriented commercial development to serve surrounding residents and businesses.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development

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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 additional commercial space along a Neighbourhood Main Street. The development would provide a commercial amenity and employment opportunities within Killarney/Glengarry that may also serve 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform