

# 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 mid-block between 21 Avenue SW and 23 Avenue SW. The site consists of five parcels, is approximately 0.28 hectares (0.69 acres) in size and is approximately 77 metres wide by 36 metres deep. It is currently developed with five single detached dwellings with detached garages and has rear lane access.

The 37 Street SW corridor in this area is mainly developed with single- and two-unit dwellings under the Multi-Residential – Contextual Low Profile (M-C1) District. Several properties along the 37 Street SW corridor have begun to redevelop with ground-oriented infill housing and multi-residential housing under the M-C1 District, the Housing – Grade Oriented (H-GO) District and the Mixed Use – General (MU-1) District. The corner lot immediately to the north of the subject site received a development permit for a four unit and four secondary suite rowhouse in 2025 (DP2024-09024) and is currently under construction.

The site is on a Neighbourhood Main Street (37 Street SW) and is approximately 400 metres (a seven-minute walk) from the 17 Avenue SW Neighbourhood Main Street and 700 metres (a 12-minute walk) from Westbrook Mall. The site is also 700 metres (a 12-minute walk) from the Westbrook Light Rail Transit (LRT) Station and 450 metres (an eight-minute walk) to the nearest MAX Teal (Westbrook/Douglas Glen) northbound and southbound stations on 37 Street SW.

## Community Peak Population Table

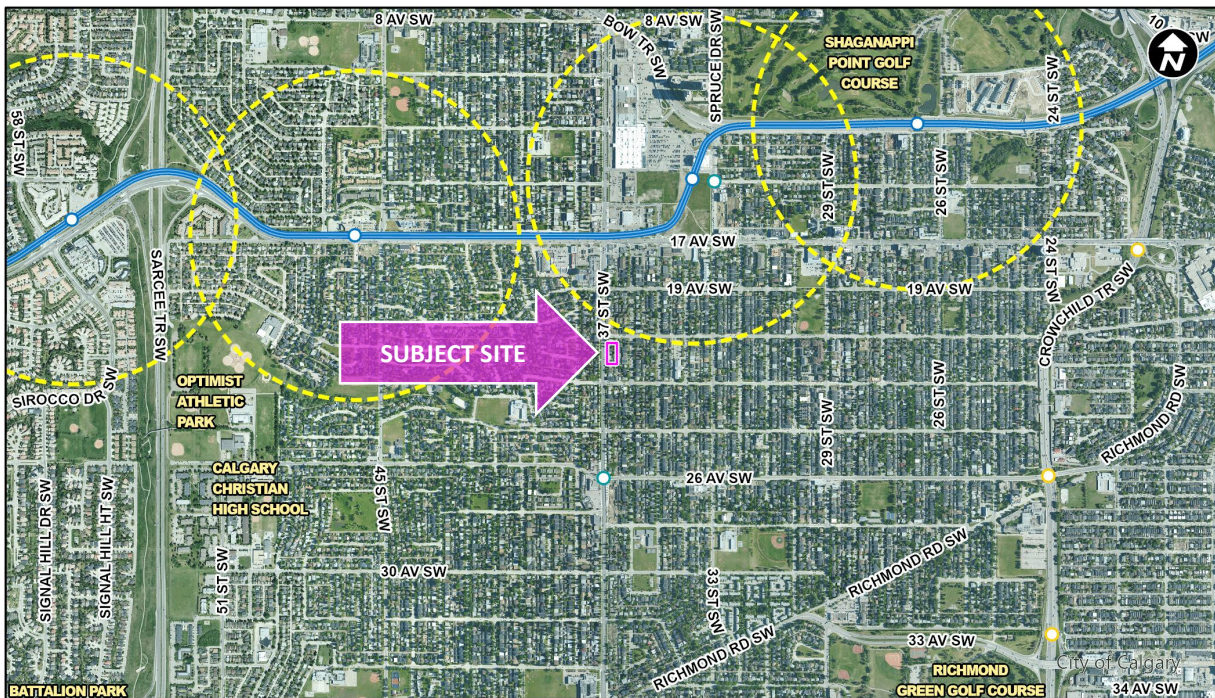
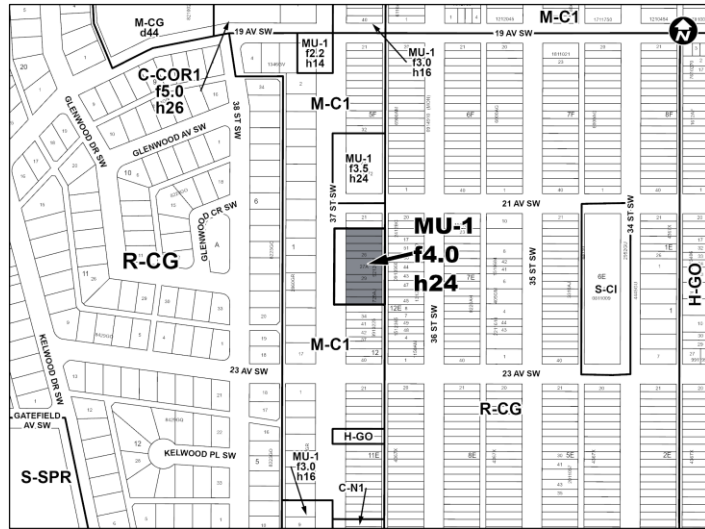
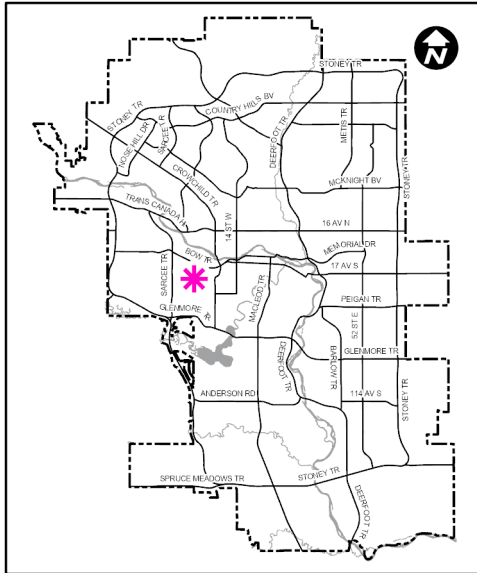
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

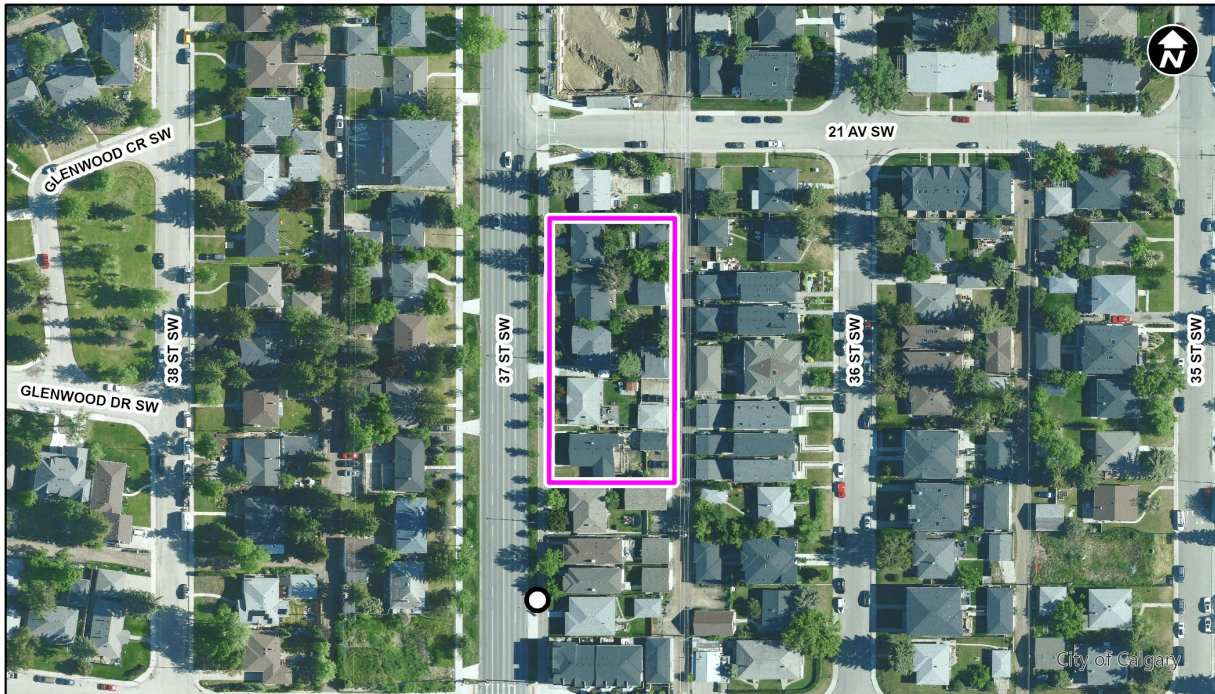
<b>Killarney/Glengarry</b>	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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-C1 District allows for multi-residential development in a variety of forms with a maximum height of 14 metres (approximately four storeys) and a maximum density of 148 units per hectare.

The proposed MU-1f4.0h24 District is intended to accommodate a mix of residential and/or commercial uses, either in separate buildings or in the same building, and does not require commercial uses to be located at grade. The application proposes a maximum floor area ratio (FAR) of 4.0 and a maximum building height of 24 metres (up to six storeys, as identified in the local area plan).

### Development and Site Design

The rules of the proposed MU-1f4.0h24 District would provide guidance for development of the site including appropriate uses, building height, landscaping, parcel coverage and parking. Other key factors that would be considered during the review of the development permit application include the following:

- ensuring an engaging and pedestrian-friendly built interface along the 37 Street SW Main Street corridor; and
- building massing and relationship with the adjacent residential parcels to the east.

A development permit application has not been submitted at this time.

## Transportation

Pedestrian access to the site is available from the 37 Street SW frontage, with the network of sidewalks throughout the neighbourhood providing multiple routing options for pedestrians.

The subject site is well served by the bicycle and pathway network with the existing multi-use pathway along 37 Street SW, adjacent to the subject site and constructed under the Main Street project, connecting to the greater Always Available for All Ages and Abilities (5A) Network.

The area is well served by Calgary Transit, with the northbound and southbound stops for transit Route 9 (Dalhousie Station/Chinook Station) 100 metres (a two-minute walk) and 200 metres (a four-minute walk) away respectively on 37 Street SW. Also, 37 Street SW forms part of the bus rapid transit service for the MAX Teal (Westbrook/Douglas Glen) line.

Vehicle access to the site will be available and anticipated from the adjacent lane at east, with the final design to be determined through a subsequent development permit review.

## Environmental Site Considerations

A Phase 1 Environmental Site Assessment report was submitted and no further concerns are noted for this site.

## Utilities and Servicing

Water and sanitary mains are available to service the subject site. Site servicing details will be reviewed at a future development permit stage.

## 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.

### Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) identifies the site as located within a Neighbourhood Main Street area on the Urban Structure Map (Map 1). Neighbourhood Main Streets serve one or more communities, providing a strong social function and typically supporting a mix of uses within a pedestrian-friendly environment. Neighbourhood Main Streets provide the opportunity for moderate levels of intensification of both jobs and population over time. The proposed land use application would allow for the site to develop with higher intensity in an inner-city area that is well served by services, amenities and transit and is in keeping with the policies of the MDP.

### 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 subsequent development permit stages.

### 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 building scale modifier (Map 4: Building Scale), which allows for buildings up to six storeys. Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity, predominantly residential streets. These areas may accommodate small-scale

commercial uses to meet residents' daily needs and often provide connections to other communities.

The LAP also identifies the site as being on a Neighbourhood Main Street (37 Street SW). Neighbourhood Main Streets serve as important commercial areas and gathering places for the Westbrook communities. Of 37 Street SW, in particular, the LAP states that "(the) Street... serves as an important transit, cycling and pedestrian corridor, and is envisioned to evolve into a mixed residential and commercial street in the future."

The proposed MU-1f4.0h24 District, which allows for a mix of uses and restricted to six storeys, aligns with policies in the LAP.