

## **Applicant's Submission**

2019 October 8

This proposal is to re-designate the lot located at 2005 37 St SW from MC-1 to MU-1f2.2h14 which would allow for Office use within our nearly completed row townhome style units, including:

- The potential for small vertically separated work units to provide additional services to the community.
- A maximum FAR of 2.2 and height of 14.0m.

This proposed redesignation meets several criteria of the Multi-Residential Infill Guidelines. It is a corner parcel, within 400m of transit stops (including the 6, 9, 94, and 699 regular routes) and on a major collector. It is not adjacent to, but within reasonable walking distance of numerous schools, the community hall, and green spaces. This redesignation appeals to the opportunity to develop on 37<sup>th</sup> St SW, two years after the City invested heavily along the street, with no development seen since.

### **Supporting Policy Framework**

There are several planning documents that help guide the direction of new developments in established Calgary neighbourhoods, including the Municipal Development Plan (MDP) and the Calgary Transportation Plan. The MDP is the City of Calgary's main policy guide for land use and development and was put in place to help guide Calgary's growth over the next 60 years. This plan has 7 integrated goals:

- A prosperous economy
- A compact City
- Great communities
- Good urban design
- Connecting the City
- Greening the City
- Managing growth and change

This land use redesignation integrates many of the intended outcomes of the MDP including building vibrant, transit supportive activity centers and corridors, and managing outward growth by creating a more compact city.

As part of the Smart Growth Initiative, the City also aims to accommodate 33% of Calgary's future population growth within Developed Residential Areas by 2039. This number is intended to reach 50% by 2059, which is a Smart Growth target projects like this can help the City of Calgary achieve. Developments such as this one are instrumental in encouraging population growth within our established residential areas.

This proposed project also meets 6 of the location criteria outlined in the Multi-Residential Infill Guidelines:

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Criteria	2005 37 St SW Site condition
On a corner	Located on the corner of 19 Ave and 37 St SW
Within 400m of a transit stop	Stops for the 6, 9, 94 and 699 routes within 75m of the site.
On a collector or higher standard roadway	Located directly on 37 St SW
Adjacent to or across from existing or planned open space, park or community amenity	Not directly adjacent to but within 450m of five open greenspaces (four additional open green spaces within 750m).
Along or in close proximity to a corridor or activity center	Located directly on 37 St SW

### Local Area Context

The site is located directly along the 37 St SW corridor in the community of Glendale. The site is located in close proximity to parks and open green space (5 within 450m and 4 more within 750m), many commercial/retail amenities (found on 17 Ave SW and adjacent on 37 St SW) and public transit (5 routes with stops within 750m).

The surrounding neighbourhood is largely comprised of one, two and three storey, single family and duplex dwellings and light commercial.

### Conclusion

The goal of this redesignation is to add modest density to a desirable, established community that is well supported by transit access. This added density will add to the community vibrancy and will help to achieve many of the targets outlined in Calgary's MDP.

We have engaged with the Glendale Development CA, who are accepting of commercial development on the perimeter of Glendale, i.e. along 17 Ave SW and 37 St SW. The City has invested heavily along 37 St SW two years ago, and seen no development occur with this investment. The original intention from the Main Streets engagement was for an MU-1 zoning on this site, increasing density on the perimeter of Glendale, which our proposal aligns with.

We believe that this project will be able to deliver the greatest benefit to the community and will serve as a prime example of conscious re-development and densification in our ever evolving City, with commercial on the perimeters of Glendale.