

Applicant's Submission

August 24, 2020

After consultation with the City of Calgary during our CPAG Pre-App Request PE2019-01938 it is our understanding that there is an active project called the "Westbrook Communities Local Growth Planning Initiative" that is focusing on refreshing & revitalizing the communities within it.

As landholders of our parcel for the last 10 years, and stakeholders in the Shaganappi Area Redevelopment plan that was conducted prior to and subsequent to the development of the west LRT, we have seen the needs of the communities change in recent years. We believe our submission for change of land use is in line with the fundamental interests of the City.

Our unique 4 parcel property is the only "bow trail" facing site between Downtown & Sarcee Trail that exists with the original property developed & the original land use designation. As the City of Calgary looks to set guidelines for developers to re-shape the 10 communities in the project this is a key site to promote it's interest to increase density & maximize the site for best use.

There have been numerous changes to the community of Shaganappi due to the C-train route, along with numerous changes to the zoning on 33rd St, 17th Ave, 37th Street, areas of Killarney & Roscarock, however we believe this small yet important piece of property has been overlooked to date and presents an excellent opportunity to modernize the streetscape of this portion Spruce Cliff.

As a bow trail facing site with direct access (meaning not via an internal community based road such as 12th ave in Shaganappi, or Waverly Drive in Westgate, or behind a traffic wall such as on Worcester Drive in Wildwood), a proper & expected increase of density will provide a compliment to the WestBrook Mall plans, the neighbouring commercial complex to the west & kiddy corner across 37th St.

The request is to provide a mixed use site with available heights of 6-8 stories. This would provide for up to 2 levels of commercial / retail along with 4 to 6 stories of residential usage.

This in our opinion lines up with the building on the corner of 33rd & 17th ave, along with the 6 story 17th ave mainstreet development guidelines, the height & zoning on the corner of 33rd and 12th ave sw, and the approval for development on the corner of 29th st & 17th ave sw.

This site has additional unique features to maximize the future development, here they are follows:

1. The alleyway could be extended between 37th ST and 36th ST to provide access to this Mixed site off of 37th Street, along with all the travellers coming eastbound on Bow Trail. This would provide access to this site from all directions; N, S, E & W;

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2. The City currently owns property address 716 37th ST SW which is the 5th property in the 200ft parcel for this application. It is our belief that if the City worked with us to sell whatever portion they will not require for their own needs will provide additional space to maximize the future site use; and
3. The City owned road on 8th ave, along with the small park space in front of this parcel could be used in conjunction with a developer to once again enhance the final site development.

All of these features provide an extremely unique opportunity to take a “tired & out dated” zoning and use and convert to something that will provide impact to the growing densification happening in this area of the city.

We hope that together with the City of Calgary we can make this small, yet powerful site something we can all be very proud of. Thank you for your consideration.

Darren Langille, Founder
Redline Real Estate