

Applicant Submission



July 7, 2021

This application is for a proposed Land Use Redesignation in the Community of Rosscarrock of the two parcels located at 1635 and 1639 - 38 Street SW and 3902 - 17 Avenue SW to MU-1f3.0h26 to accommodate appropriate future mixed-use development. The current land use designations are a combination of Multi-Residential - Contextual Low Profile (M-C1), Commercial - Corridor 2 (C-COR2f1.0h10) and Commercial - Corridor 2 (C-COR2f3.0h23).

The properties are located at the northwest corner of 17 Avenue SW and 38 Street SW, and have a total current area of ± 0.54 acres. The properties are currently fragmented by dual lanes, and partially encumbered by restrictions related to the proximity of the LRT tracks. This application seeks to redesignate the parcels to an appropriate single land use district to accommodate vibrant future development. The sites are currently occupied by a vacant commercial building and a residence and are immediately bounded by LRT tracks and 17 Avenue SW to the South, 38 Street SW to the East, 39 Street SW to the West, and a mix of low-density and low-profile multi-residential buildings to the North. Commercial development dominates 17 Avenue SW to the South and continues to the East. It should be noted that the fragmented parcel (1639 – 38 Street SW) was acquired in its current state from the City of Calgary prior to this application.

The subject properties are located in the 17th Avenue Precinct at the western boundary of the Westbrook Village Area Redevelopment Plan, which encourages mixed-use development with Floor Area Ratios between 2.0 and 5.0 and heights of up to 26 metres. The LRT rights of way will force development along the north side of 17th Avenue to be set back at appropriate distances, which provides opportunity for a more pronounced pedestrian realm along the south-facing side of the commercial corridor over time. The properties are further identified within the Municipal Development Plan Established Area, with the 37 Street SW and 17 Avenue Neighbourhood Corridors immediately to the East. The Westbrook LRT station is located within 500m of the site.

Preliminary consultation with the Rosscarrock Community Association indicates general support for quality redevelopment and diversity of housing options. Pre-application postcards were delivered on August 27, 2019 to nearby residential to the East, West and North to ascertain if there were any immediate concerns with the proposed land use district to encourage wider outreach. No comments were received from this initial outreach, and no communications related to the land use proposal have been received at our office as a result of the notice posting.

Mixed-use districts are relatively predictable in form and level of street engagement. General building concepts were developed to determine site constraints and operation and to suggest what future development might look like, but the aim of this application was specifically intended to compile this fragmented and encumbered set of properties and lanes into a reasonable

starting point for appropriate future development. The properties as currently constrained and designated are not conducive to the quality of redevelopment that should occur along 17th Avenue going forward.

Initial consultation with the City of Calgary began in late 2018, and multiple meetings ensued to discuss the potential for connectivity between 38th and 39th Street and potential lane closure to properly consolidate the lands, and general consensus was reached to proceed with applications. The application was made in the fall of 2019. A road closure application was subsequently submitted in early 2020. During review of the application, in mid 2020 it was determined that only the east-west portion of the lanes would be considered for closure, at least without comprehensive development plans to consider. While this was not ideal, an inquiry was made with Real Estate & Development Services to determine cost of the partial lane purchase. This process takes time to connect sales agents to inquiries, which occurred in early 2021. At that time, it was decided that the purchase of this portion of encumbered lane would not be pursued, and that negotiation of the lanes could occur at a later date alongside comprehensive development.

The application process has not yielded the desired goal of preparing this land early for a single comprehensive development. As such, the application proposes simply to redesignate the properties as they exist, and they may be developed individually or consolidated at a later date.

The proposed district will:

- Enable mixed-use development that will engage the street level and provide opportunities for increased diversity of housing options within the Rosscarrock Community;
- Meet the goals of the Westbrook Village Area Redevelopment Plan;
- Provide increased density in an appropriate location in step with the general goals of the Municipal Development Plan; and
- Replace multiple land use districts with a more appropriate single land use district.

Given the above, we would respectfully request your support of the proposed land use designation.

Sincerely,
April Kojima, B.Sc.E.