

Applicant Submission

September 1, 2021

The subject site(s) of 716 37th St SW & the “right of way” of 8th avenue in front of the applicant owned parcels of 3704, 3708, 3712 8th ave are currently owned by the City of Calgary.

For the last few years as Redline Realty Investments underwent their recent & successful land use change on 3704-3716 8th ave SW from RC2 to MU1, the applicant and the City of Calgary expressed interest to work together to dispose of the city owned lands of 716 37th St and create an appropriate land exchange on 8th avenue to align with the City of Calgary future needs for bow trail widening.

As of July 16, there has been a mutual understanding reached between the two parties of the proposed sale of a portion of the subject site on the terms and conditions set out in Attached "A" (the "Proposal"). Redline Realty Investments has agreed to the terms and is excited to put the final touches on amalgamating all available properties of this very unique and important corner of Spruce Cliff.

One of the conditions of sale states that Redline Realty Investments, at its sole cost and expense, is to obtain passage of a bylaw amending the land use of the City Exchange Lands to MU1f3.0h22 as shown on the attached map hatched in PURPLE no less than - Forty Five Days (45) days prior to the Closing Date. We are submitting for that here in this application along with requesting a matching land use change for 716 37th SW.

This request has been made by the real estate department of the City of Calgary in order to create congruent zoning between the adjacent parcels mentioned above and this 8th ave ROW. We as the future owners of this site & the 5 properties its adjacent to believe this to be the highest and best use for all adjacent parcels to this very important site.

This land use change will provide additional space and increased flexibility of options to create a positive development for the residents of Spruce Cliff and to align with the “WestBrook Communities Local Growth Planning Initiative”.

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, the community and the growth planning initiatives.

This application being submitted is one of the final key steps in laying the foundation for maximizing the positive impact of the 716 37th to 3704 8th Ave corner for the community, and this very important intersection of Bow Trail & 37th Street.

When the 3704 - 3716 8th Ave SW Land Use request was submitted, us “the applicant” underwent a thorough community outreach plan that included door knocking efforts throughout the key areas of the community, virtual “zoom” meetings to engage the community, numerous 1 on 1 dialogues with key area residents closely affected by the change, we engaged with

Councillor Evan Wooley along the full process, and ultimately achieved a overwhelming successful result with a near unanimous vote by council.

By adding property address 716 37th ST SW and the ROW lands on 8th ave here in this application is our continued efforts to show the city & the residents of Spruce Cliff that our aim is to make the best possible outcome for a future development that is cohesive and best for all, developer, residents, the City of Calgary, and to align with the on-going efforts to revitalize this area of the inner city sw.

Thank you for your consideration

Darren Langille, REALTOR

