

Land Use Amendment in Glendale (Ward 6) at 2431 – 37 Street SW and 3804 – 25 Avenue SW, LOC2022-0185

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.10 hectares \pm (0.24 acres \pm) located at 2431 – 37 Street SW and 3804 – 25 Avenue SW (Plan 2860GR, Block 2, Lots 8 and 9) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – General (MU-1f3.0h16) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a mixed-use development up to 16 metres in height.
- The proposal would allow for an appropriate building form and set of uses along the 37 Street SW Neighbourhood Main Street and is in keeping with the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would allow for additional housing and commercial options for inner city living with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional housing and commercial opportunities that may help activate this part of Glendale.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application is located in the southwest community of Glendale and was submitted by K5 Designs on behalf of the landowner, 2423467 Alberta Ltd. (Davinder Sidhu) on 2022 October 11. The site is approximately 110 metres (one minute walk) of the southbound Route 9 transit stop on 37 Street SW. No development permit has been submitted at this time. However, as noted in the Applicant Submission (Attachment 2), their intent is to develop a mixed-use building with at-grade medical and commercial uses with residential units above.

The subject site is located at the northwest corner of 37 Street SW and 25 Avenue SW and is approximately 0.10 hectares (0.24 acres) in size. The community of Killarney/Glengarry is located across 37 Street SW to the east. Parcels designated as Mixed Use - General (MU-1) District and Commercial – Neighbourhood 2 (C-N2) District are located across 25 Avenue SW to the south. Parcels designated as Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Low Profile (M-C1) District surround the site to the north, east and west.

The MU-1 District is characterized generally by a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. This application is for a height of 16 metres (approximately three storeys), and a Floor Area Ratio (FAR) of 3.0. This proposal is in keeping with the recently approved *Westbrook Communities Local Area Plan* (LAP).

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ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted the Glendale/Glendale Meadows Community Association and approximately 60 postcards were hand delivered door-to-door to neighbours. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition from the public. The letter of opposition included the following areas of concern:

- increased density;
- increased traffic and parking issues;
- reduced sunlight; and
- mixed use does not fit the character of the community.

Glendale/Glendale Meadows Community Association (CA) responded with no objections with the proposal (Attachment 4). The CA looks forward to reviewing and commenting on the upcoming Development Permit for this site.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Glendale and provides future opportunity for mixed-use development. The development of these lands may enable a more efficient use of land and infrastructure.

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Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would enable the development of residential dwelling units and commercial space. The development would provide housing opportunity, support local business, and support employment opportunities within Glendale and nearby communities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform