

Applicant Submission

RE: Land Use Re-designation from M-C1 to MU-1f3.0h16; 2431 37 ST SW & 3804 25 AV SW (Lots 8&9, Block 2, Plan 3860 GR)

Dear File Manager and CPAC Team,

This application proposes to re-designate the parcels 2431 37 ST SW and 3804 25 AV SW from M-C1 (Division 3: Multi-Residential - Contextual Low Profile District) to MU-1 (Mixed-Use - General District)

The land owner wishes to utilize the lot to build a 3 story high mixed use building with medical, commercial units and residential units above. They are hoping to turn the existing single-family houses at the end their life cycle into a more usable building form that revitalizes the parcel and promotes a denser community, all while aligning with the goals outlined by the Glendale Community Association to ensure that the character of the neighborhood remain intact by advising new developments remain on the major streets surrounding the community.

The combined subject flat sites create a corner lot located on 37th Street (Main Street Corridor) and 25th Avenue SW and are primarily surrounded by Low-Density Residential as well as other Mixed-Use (MU-1) and Multi-Residential Developments. The combined lots consist of 1,045 sqm in area. We are seeking a development with Commercial Units and residential above and parking provided at the rear with lane access from 25th Avenue SW. The proximity are currently primarily low-density buildings with the potential for higher density due to the following factors:

- Located on 37th Street a Main Street Corridor
- Located approximately 100m from Calgary Transit Bus Stops (9, 697, 699)
- Making efficient use of the available block of lots in the Inner-City
- Creating a welcome gate into the City by redeveloping with updated buildings, improving public space
- Provides housing for people who want the luxuries of inner-city living, without being directly downtown.

The proposed re-designation meets the goals of the Recently Approved Westbrook Community Local Area Plan. This City Policy encourages more housing options in established and central Calgary Communities, more efficient use of infrastructure, and more compact build forms in locations with direct and easy access to transit, shopping, schools and other community services.

Fundamentally , this is about the future development for Glendale and the Approved Westbrook Communities Local Area Plan. The City's goals are to see positive growth and change in existing areas to ensure that all Calgarians have the opportunity to share and experience our City. All while ensuring that new developments do not disrupt the character of the Communities and of Calgary.

A Pre-app meeting was completed (PE2022-01170), a land-use sign was posted on site, and the Glendale Community Association was sent a copy of the proposed landuse application for feedback. Still waiting for their feedback.