

Applicant Submission

O2

On behalf of Advent Development Corporation, O2 is proposing to amend the Land Use Bylaw (LUB) and Area Redevelopment Plan for four parcels located at 2028, 2032, 2036 & 2040 37 Street SW to enable multi-residential development in the neighbourhood of Killarney/Glengarry. A land use amendment is required to re-designate the subject site from 'Multi Residential Contextual – Low Profile (MC-1) to 'Mixed Use – General' with a maximum density of 3.5 FAR and a maximum building height of 24.0 metres (MU-1f3.5h24). The development vision for the site considers the transit-oriented development context of the surrounding area, enabling future development to access both bus rapid transit and the Westbrook LRT to intensify the site through contextually appropriate multi-residential development.

The subject site is comprised of four single-detached residential dwellings fronting 37 Street SW, north of 21 Street SW and south of 17 Ave SW. The surrounding area is characterized by low density residential development, with multi-residential parcels located further north. The BRT MAX Teal line operates on 37 Street, with a bus stop located within 120 metres of the subject property (Route 9), creating a convenient connection to public transit. In addition, the subject site is located within 600 metres of the Westbrook LRT Station, enabling broader access to higher order transit to support increased density. On-street cycling connections are located on 19 Avenue SW, 14 Ave & 13 Ave SW with access to a regional pathway on 17 Avenue to support active transportation.

The site is designated 'Neighbourhood Connector' with a building scale modifier of 'Low' (up to 6 storeys) in the Westbrook Local Area Plan (LAP). The proposed multi-residential development aligns with the policy direction of the Westbrook LAP, encouraging a range of housing types along higher activity streets (Policy 2.2.1.5). The proposed redesignation will enable a contextually sensitive development, responding to changing growth needs and housing demand in an inner-city location.

The proposed development aligns with existing policies of the MDP, encouraging compact urban form near integrated transportation systems (Section 2.5.1). Intensification on the subject site is supported by the Calgary Transportation Plan encouraging redevelopment in locations with access to multi-modal opportunities, mitigating congestion and reducing environmental impacts associated with single occupancy trips.

In summary, the proposed land use enables a development that will:

- Increase residential growth within the inner city in proximity to existing transportation infrastructure and community amenities
- Provide multi-residential housing which is contextually sensitive to adjacent low density development and responds to changing housing needs of Calgarians
- Propose intensification in a dynamic and growing neighbourhood capable to respond to growth