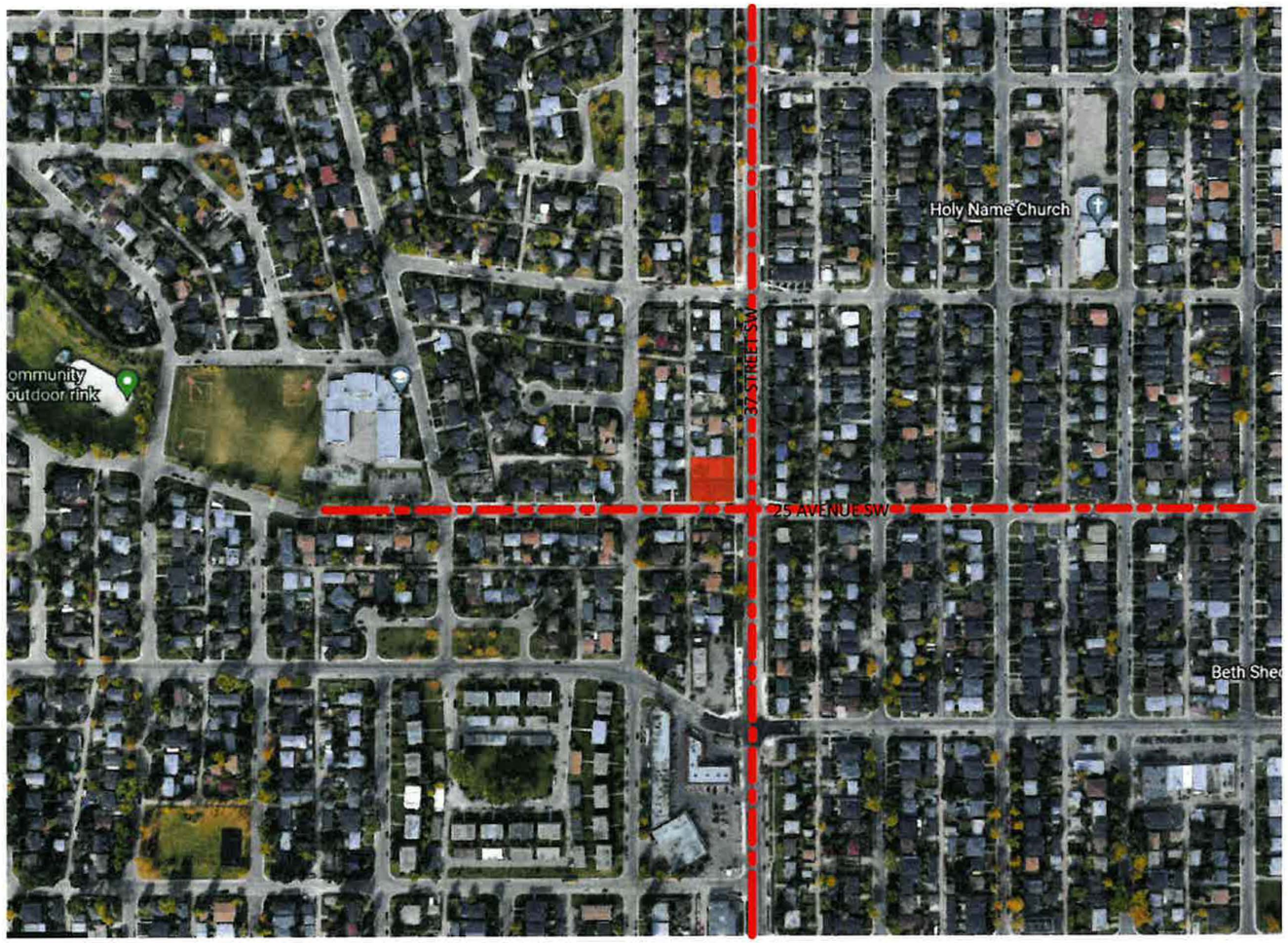

LOC2022-0185

LAND USE RE-DESIGNATION (MU-1 F3.0H16)

LEGAL ADDRESS: LOTS 8-9, BLOCK 2, PLAN 2860 GR

MUNICIPAL ADDRESS: 2431 37 STREET SW & 3804 25 AVENUE SW

GLENDALE LAND USE REDESIGNATION 2431 37 STREET SW / 3804 25 AVENUE SW

PRINTED DATE: May 18, 2023 - 4:15 PM

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OUTREACH METHOD

Our Outreach Method intended to be transparent and share information on the proposed development vision and provide communication channels for stakeholders to share their thoughts throughout the procedure. Our team appreciates all those who participated in our Outreach process and provided their feedbacks, so we can continue to evaluate and refine the application.

GENERAL PROJECT TIMELINE

LANDUSE APPLICATION

PUBLIC ENGAGEMENT

2022

NOVEMBER 1 | OCTOBER 1 | NOVEMBER 1 | DECEMBER 1

2023

JANUARY 1 | FEBRUARY 1 | MARCH 1 | APRIL 1 | MAY 1 | JUNE 1 | JULY 1

HELLO NEIGHBOR SIGN

Design Studio

Proposed Land Use Change (Re-Designation)

Dear Neighbour!

We are proposing a land-use change at:
2431 37 Street SW and 3804 25 Avenue SW (From Current Zoning: M-C1 to M-U1

The proposed land-use re-designation would transition the current lot M-C1 (Multi-Residential - Contextual Low Profile) District to an M-U1 (Mixed Use - General District). This land use re-designation will look to update, densify and modernize housing for Calgarians living in amenity-rich, inner-city communities such as Glendale. To understand the proposed development vision, this re-designation will seek to create a three-storey apartment complex with commercial units on the main level. The envisioned development will combine both sites to create ample space for parking at the rear, with access via the lane, landscaping and other amenities.

The proposed use is well-suited to the site, given its strategic location, surrounding context and lot characteristics. M-U1 is a mixed-use designation in developed areas that is effective at creating an enhanced development that improves upon the existing land-use by adding commercial units to the bas e of the Residential units above, creating retail and service opportunities that only enhance the already desirable area, further contributing to the Glendale Curb appeal

Please feel free to contact us if you have any questions, comments or concerns.
E. info@k5design.ca
T. 587.353 9797

1st EMAIL SENT TO GLENDALE COMMUNITY ASSOCIATION

LOC2022-0185 FORMAL APPLICATION SUBMISSION

CITY SIGN POSTING

60 LETTERS HAND DELIVERED AROUND THE NEIGHBORHOOD

STAKEHOLDER (A) FEEDBACK
REAR NEIGHBOR

CITY DETAIL TEAM REVIEW

ADDRESSED CITY DETAIL TEAM REVIEW
EMAIL SENT TO COUCILOR RICHARD POOTMAN
2nd EMAIL SENT TO GLENDALE COMMUNITY

3rd EMAIL SENT TO GLENDALE COMMUNITY ASSOCIATION

STAKEHOLDER (B) FEEDBACK
ADJACENT RIGHT NEIGHBOR

CALGARY PLANNING
COMMISIONER MEETING

GLENDALE LAND USE FEDESIGNATION 2431 37 STREET SW / 3804 25 AVENUE SW

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SITE CONTEXT - BIRD EYE VIEW

2432 38 ST SW
SINGLE DWELLING
R-C2 ZONING

3808 25 AV SW
SINGLE DWELLING
R-C2 ZONING

REAR LANE ACCESS
FROM 25 AVENUE SW

3803 25 AV SW
SINGLE DWELLING
MU-1f3.0h16 ZONING

2604 25 AV SW
SINGLE DWELLING
MU-1f3.0h16 ZONING

2415 37 ST SW
M-C1 ZONING
DP2020-8179-6 UNITS
APPROVED

2427 37 ST SW
SINGLE DWELLING
M-C1 ZONING

TWO LOT COMBINED
2431 37 ST SW
&3804 25 AV SW

2446 37 ST SW
M-C1 ZONING
DP2022-08019-10 UNITS
IN REVIEW

2440 37 ST SW
SINGLE DWELLING
M-C1 ZONING

SUBJECT SITE
3804 25 AVE SW

SUBJECT SITE
2431 37 ST SW

37 STREET VIEW

REAR LANE

SUBJECT SITE
3804 25 AVE SW

25 AVENUE VIEW

GLENDALE LAND USE REDESIGNATION 2431 37 STREET SW / 3804 25 AVENUE SW

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SITE CONTEXT ALONG 37 STREET

SUBJECT SITE STREETSCAPE

2415 37 ST SW M-C1 ZONING
DP2020-8179-6 UNITS APPROVED

3756 23 AVENUE SW (4 UNIT ROWHOUSE)

2005 37 ST SW (ROWHOUSE)

1943 37 ST SW (STRIP MALL)

3003 37 ST SW
(STRIP MALL)

3803 26 AV SW
(STRIP MALL)

2631 37 ST SW
(AUTOMOBILE SHOP)

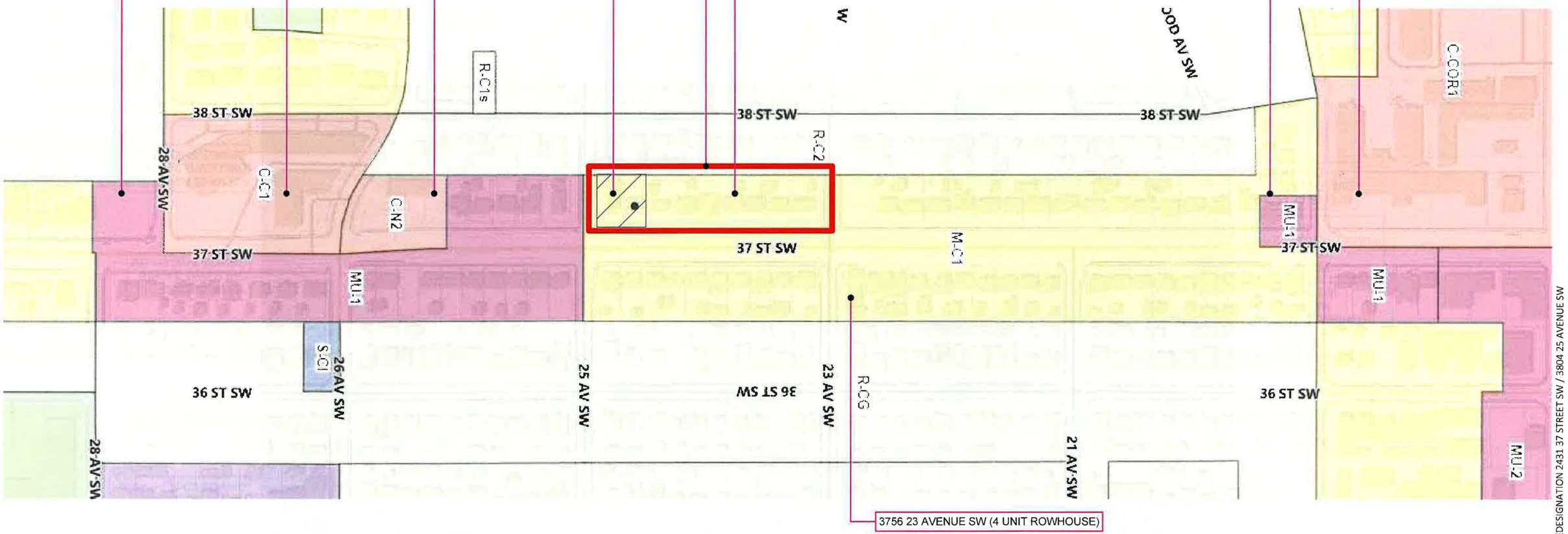
TWO LOT COMBINED
2431 37 ST SW
3804 25 AV SW

STREETSCAPE

2415 37 ST SW
DP2020-8179-6 UNITS APPROVED

2005 37 ST SW (ROWHOUSE)

1943 37 ST SW (STRIP MALL)



3756 23 AVENUE SW (4 UNIT ROWHOUSE)

2631 37 ST SW (AUTOMOBILE SHOP)

3803 26 AV SW (STRIP MALL)

3003 37 ST SW (STRIP MALL)

GLENDALE LAND USE REDESIGNATION 2431 37 STREET SW / 3804 25 AVENUE SW

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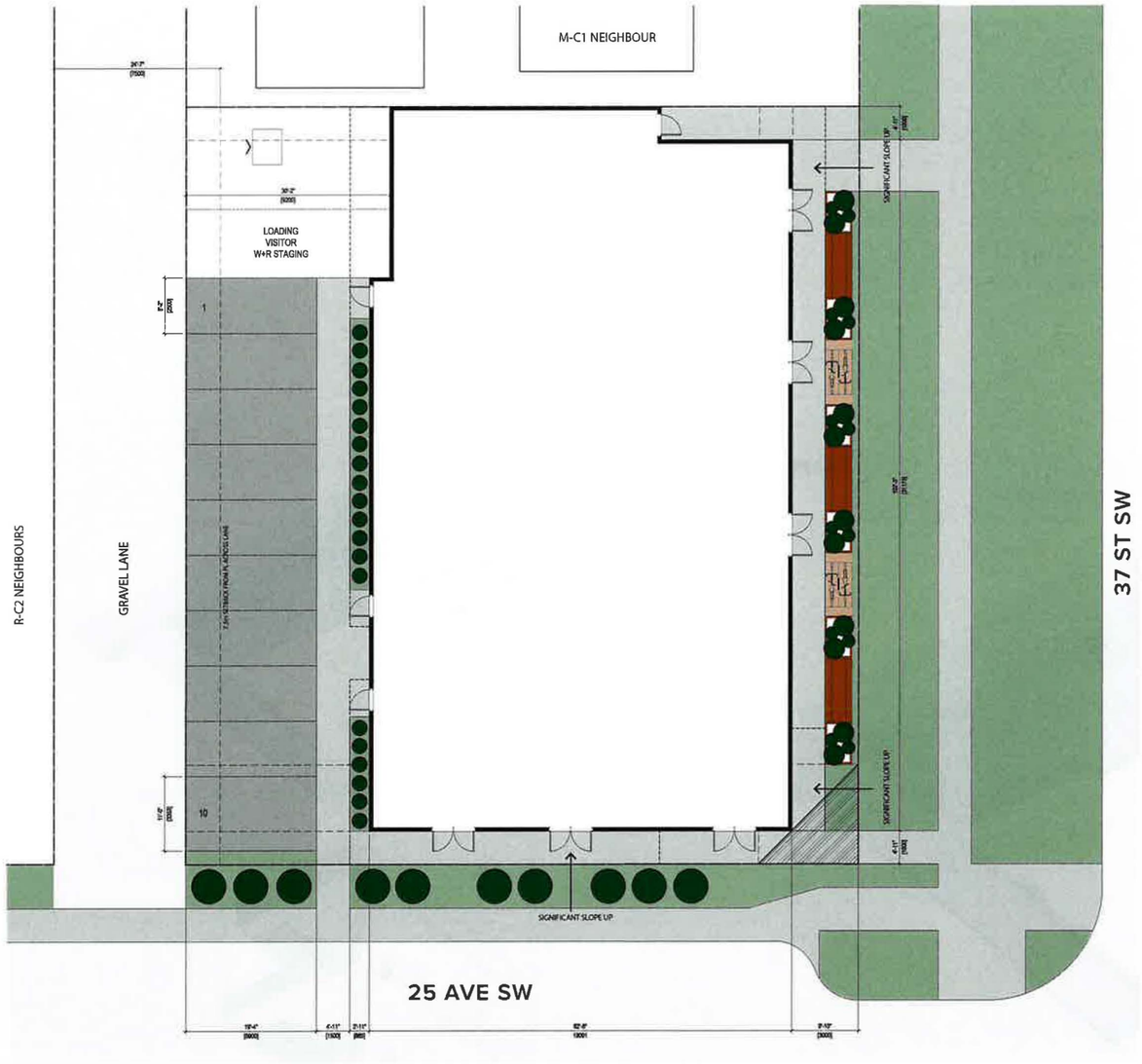
DESIGN CONCEPT LOC2022-0185

PUBLIC BENCH WITH INTEGRATED PLANTER BOXES CONCEPT

PRIVACY SCREENS FACING NEIGHBORS

PLANTER BENCH CONCEPT

BIKE STALLS INTERGRATED BENCH



CURRENT ZONING:	M-C1
PROPOSED ZONING:	MU-1 F3.0 H16
PROPOSED FAR	1.95
SETBACKS (REQ):	
EAST [37TH ST]	0-4.5M
SOUTH [25TH AV]	0-4.5M
WEST [LANE]	7.5M [OPPOSITE PL]
NORTH [M-C1]	0M
SETBACKS (PROP):	
EAST [37TH ST]	3.0M
SOUTH [25TH AV]	1.5M
WEST [LANE]	7.5M [OPPOSITE PL]
NORTH [M-C1]	0M
AMENITY SPACE	5.0M² / UNIT
PARKING	
0.75 STALLS/UNIT	= 6.75
0.1 VISITOR STALLS/UNIT	= 0.9
- 25% TRANSIT R.	7.65 X .75 = 5.7
	6 STALLS REQUIRED
BIKE PARKING (CL. 1)	
<20 UNITS	0
1 STALL / 1000M2 OFFICE SPACE	1
	1 STALL REQ.
BIKE PARKING (CL. 2)	
<20 UNITS	2
1 STALL / 1000M2 OFFICE SPACE	1
	3 STALL REQ.

LEDGEND

- TREE
- PLANTER BOX
- BIKE
- CONCRETE
- GRASS/SOD

SCHEMATIC
SITE PLAN

2023 05 02

37TH ST
ALTITUDE
GROUP

FAAS

2

GLENDALE LAND USE REDESIGNATION 2431 37 STREET SW / 3804 25 AVENUE SW

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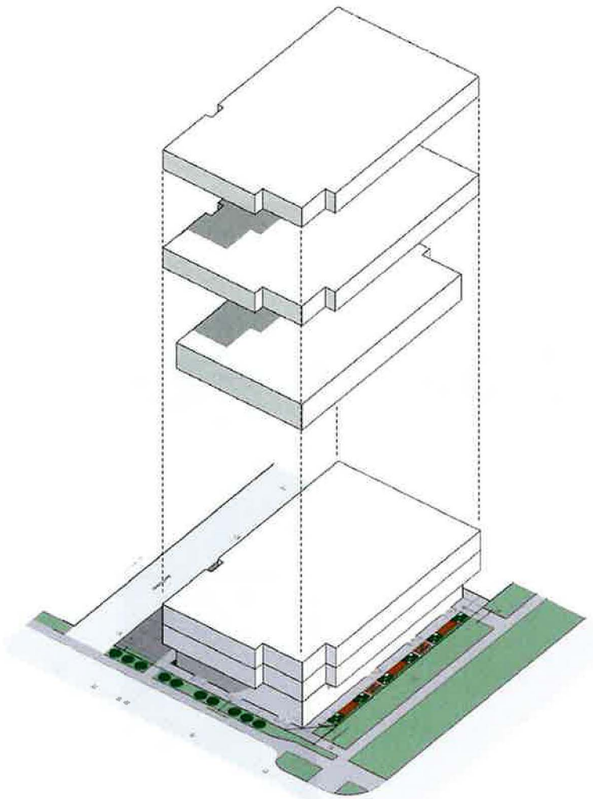
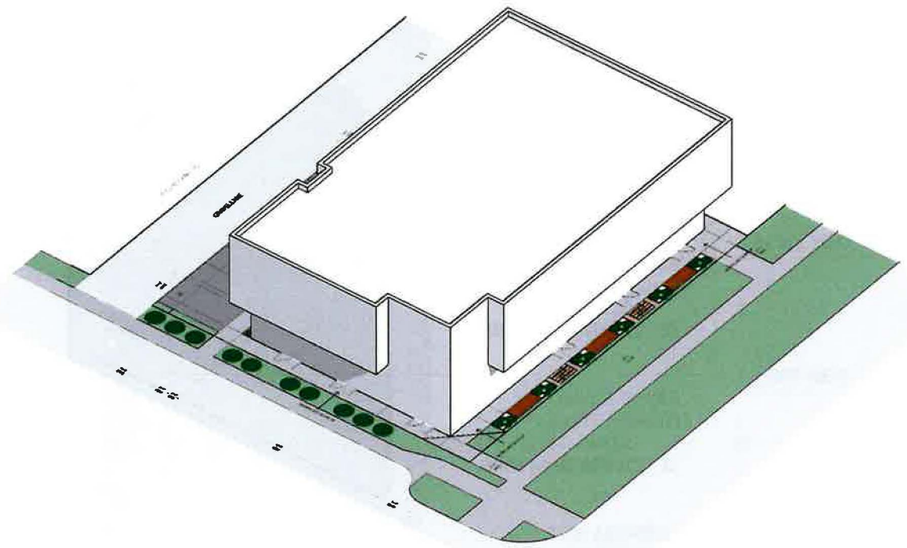
SCHEMATIC MASSING





3 STORY MASSING

SCHEMATIC
MASSING

2023 05 02

37TH ST
ALTITUDE
GROUP

FAAS

3

GLENDALE LAND USE REDESIGNATION 2431 37 STREET SW / 3804 25 AVENUE SW

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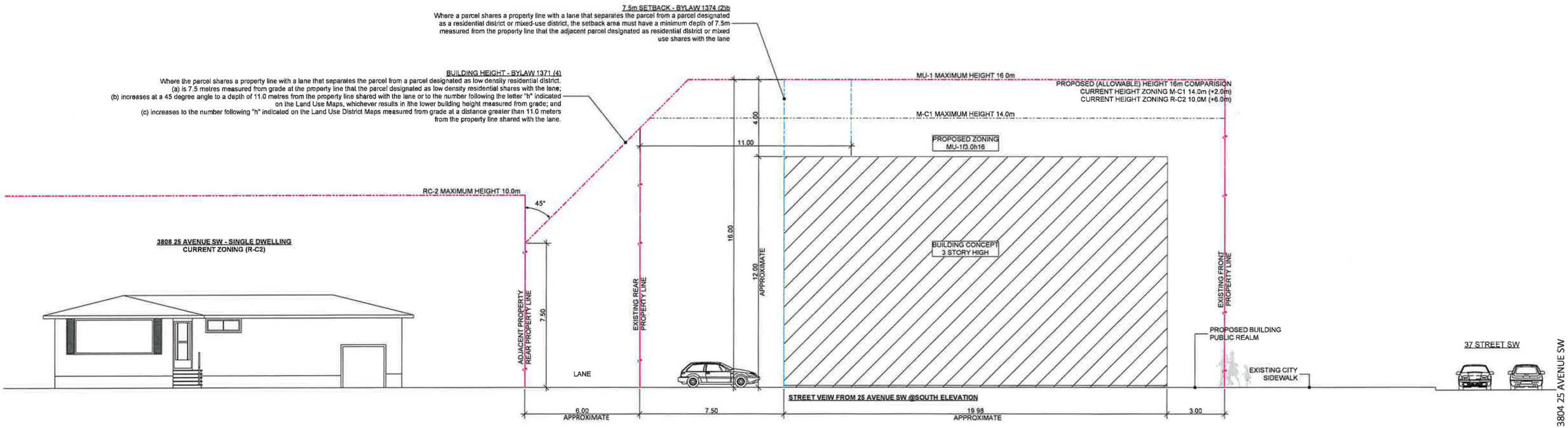
GENERAL ILLUSTRATION OF BLOCK PROPORTION AND HEIGHT STUDY



GLENDALE LAND USE REDESIGNATION 2431 37 STREET SW / 3804 25 AVENUE SW

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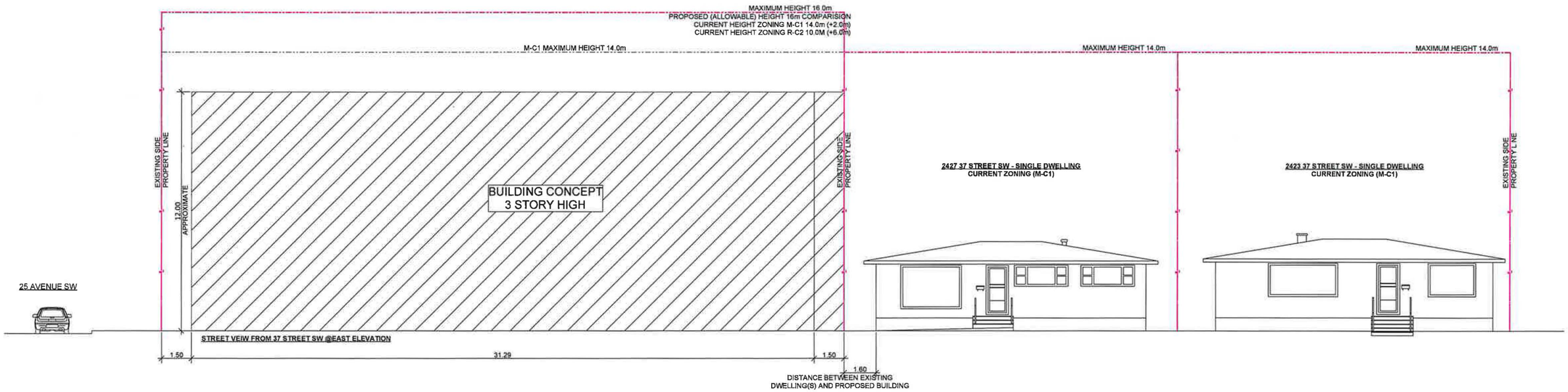
BLOCK PROPORTION AND HEIGHT STUDY



GLENDALE LAND USE REDESIGNATION 2431 37 STREET SW / 3804 25 AVENUE SW

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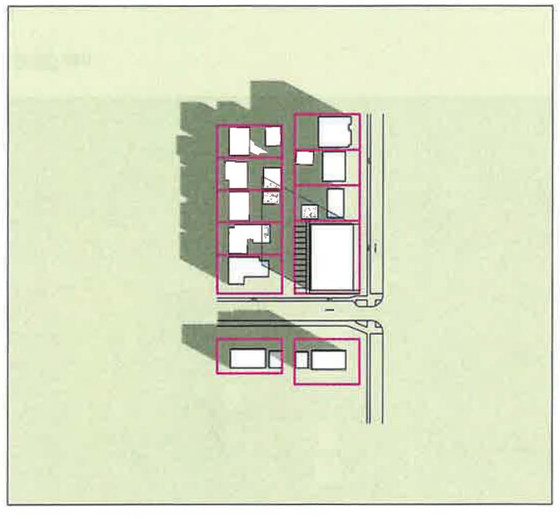
SHADOW STUDY

MARCH 21 (SPRING SOLSTICE)



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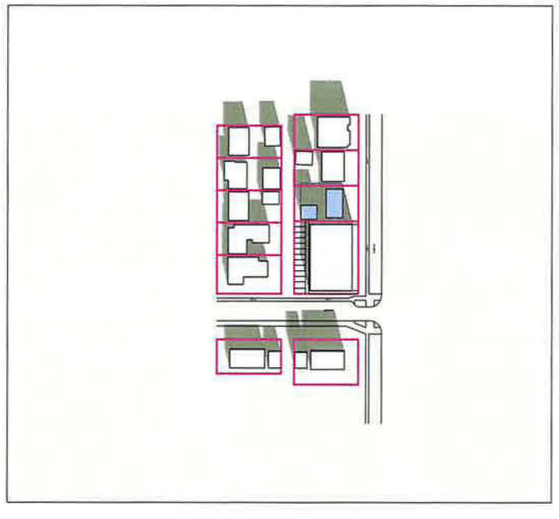

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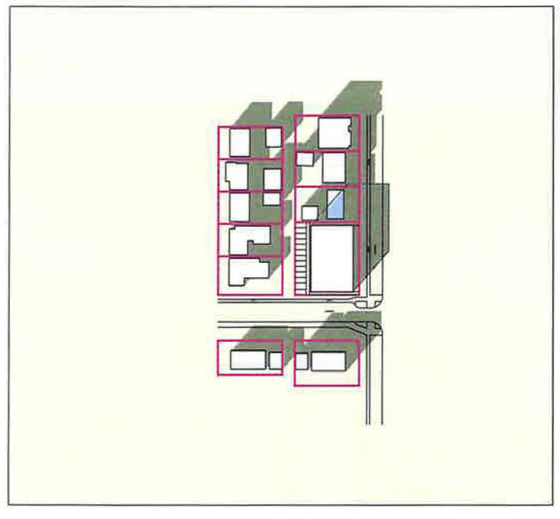
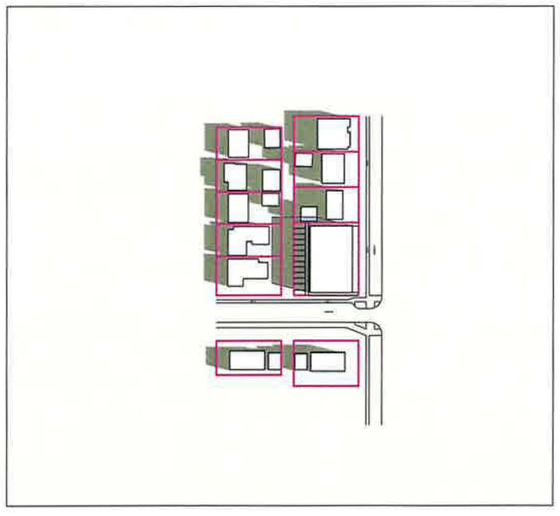


4:00 pm

JUNE 21 (SUMMER SOLSTICE)



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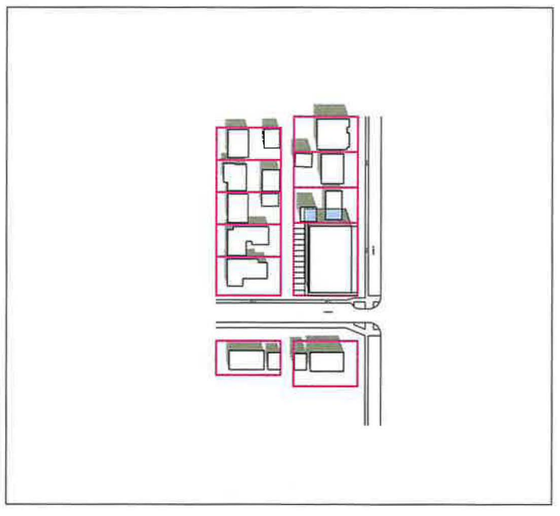

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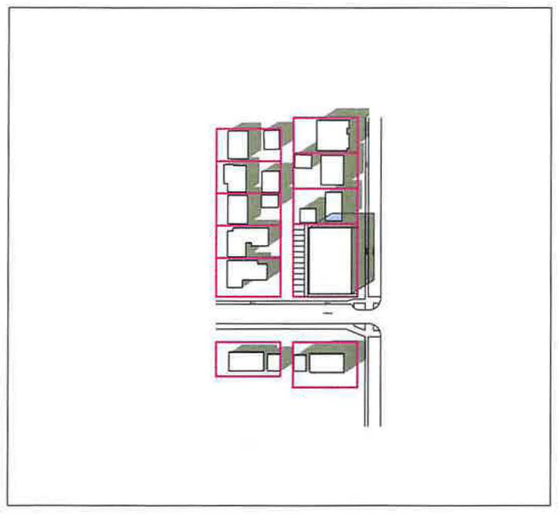


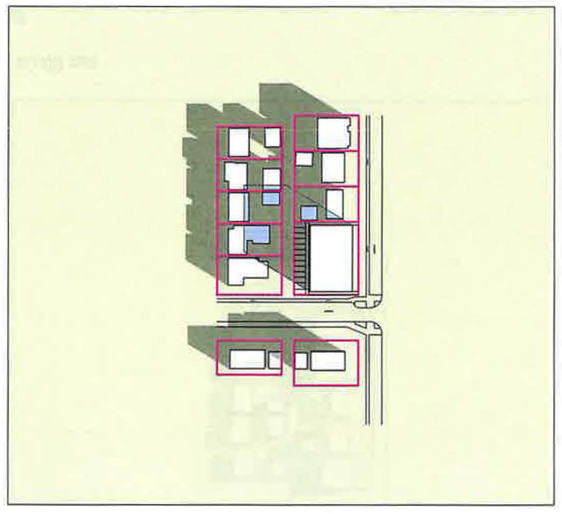
4:00 pm

= Subject Site Shadow Casting on Adjacent Buildings

NOTE: Sections, times of day and year have been selected to demonstrate impacts to the affected area of the proposed site. Sun shadow studies and diagrams are created usingt industry-standard modeling practices to help illustrate how the sun moves across the study arera, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of the sun shadow study are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates are based on established City of Calgary requirements.

SHADOW STUDY

SEPTEMBER 21 (AUTUMN SOLSTICE)



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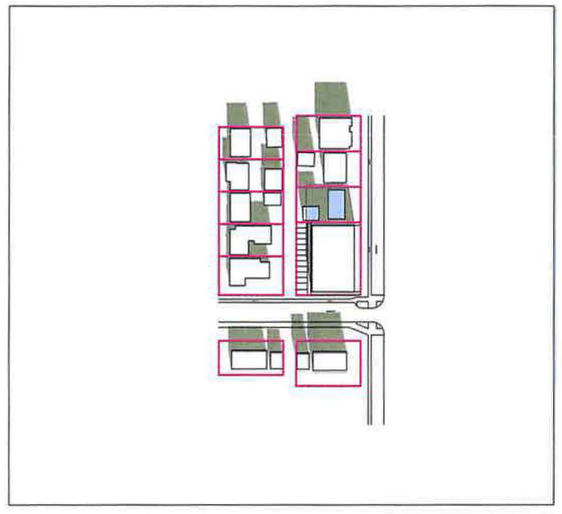

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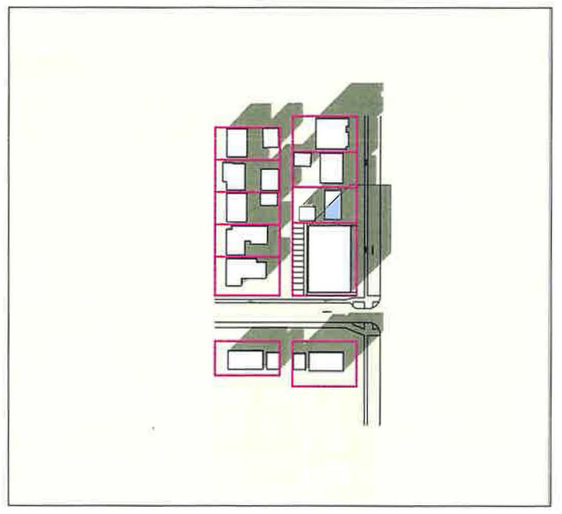
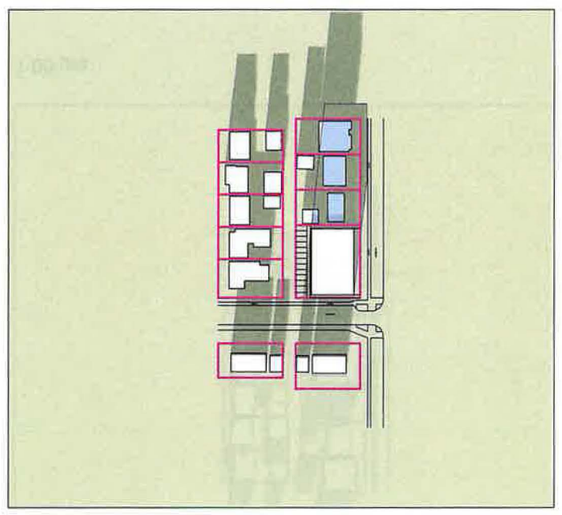


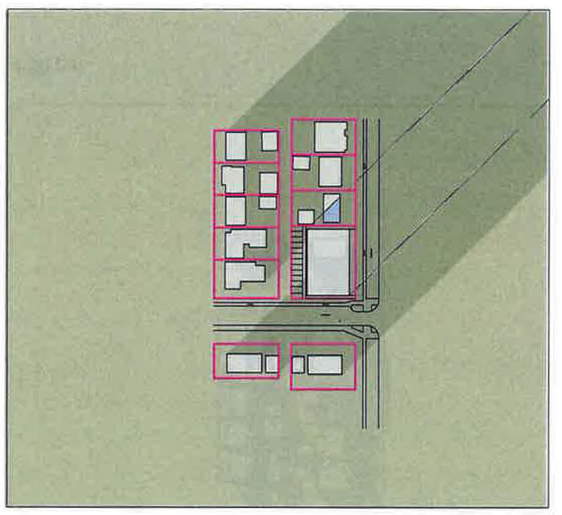
4:00 pm

DECEMBER 21 (WINTER SOLSTICE)

10:00 am



1:00 pm



4:00 pm

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