
37 Street

Land Use Amendment (LOC2022-0216)

Council Presentation - July 25, 2023





Site Context

- Comprised of four parcels east of 37 Street and north of 21 Avenue SW.
- Site located on an identified Neighbourhood Main Street (37 Street), 300 metres south of the Primary Transit Network (17 Avenue SW).
- Surrounded by low density residential development with access to nearby amenities of daily living (Westbrook Mall, Killarney Aquatic & Recreation Centre and Nicholls Family Library).

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Mobility

- Proximity of two designated Neighbourhood Main Streets (37 Street and 17 Avenue).
- MAX BRT Teal Line (Route # 9) located a 2-minute walk from the site to support transit ridership.
- Located 600-metres from the Westbrook LRT Station encouraging transit supportive land uses.
- Access to non-motorized travel through cycling routes north of the site and a regional pathway connection to encourage active travel.

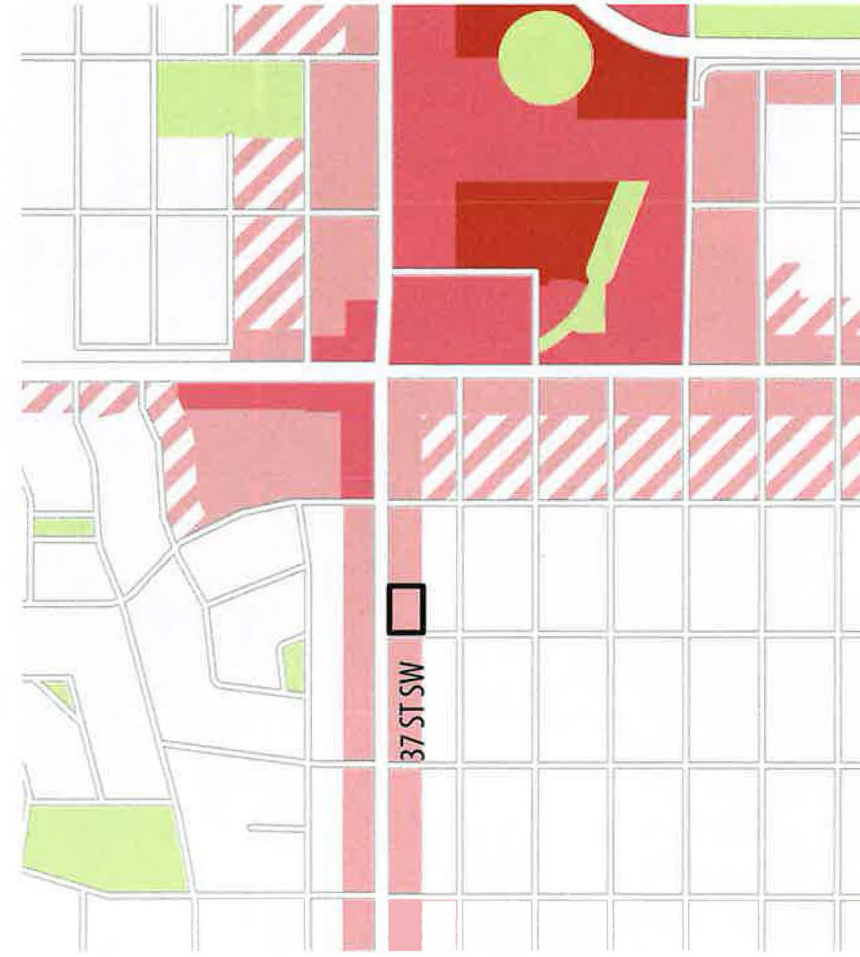
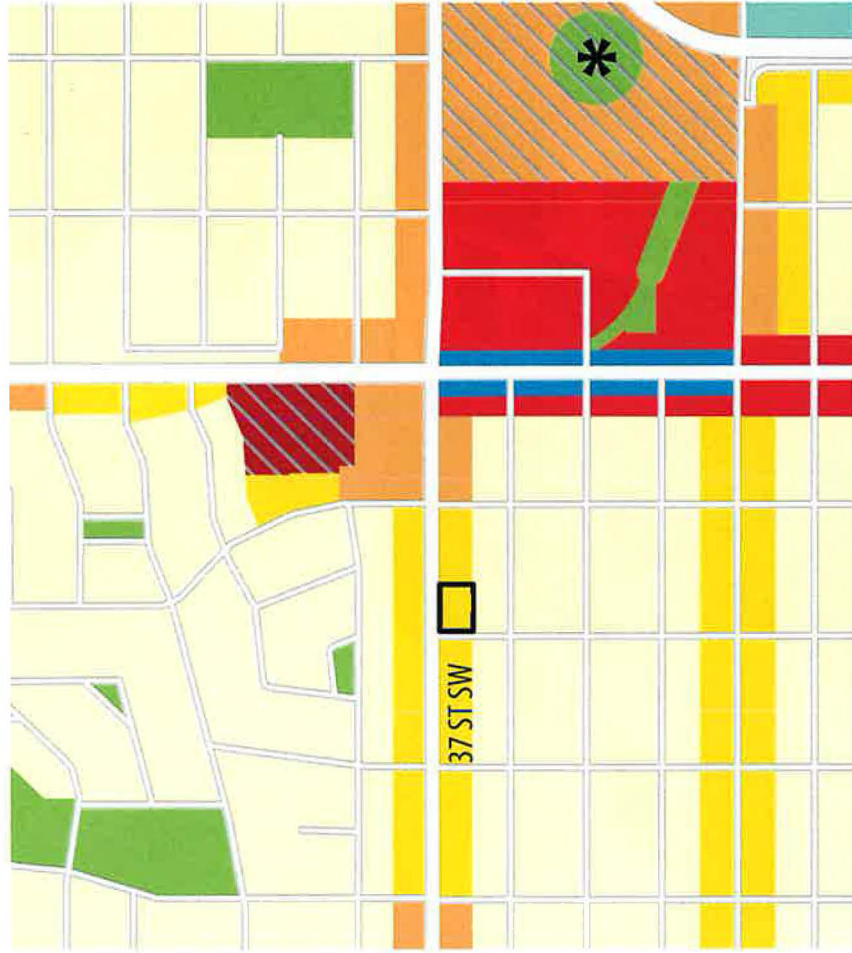
Development Vision

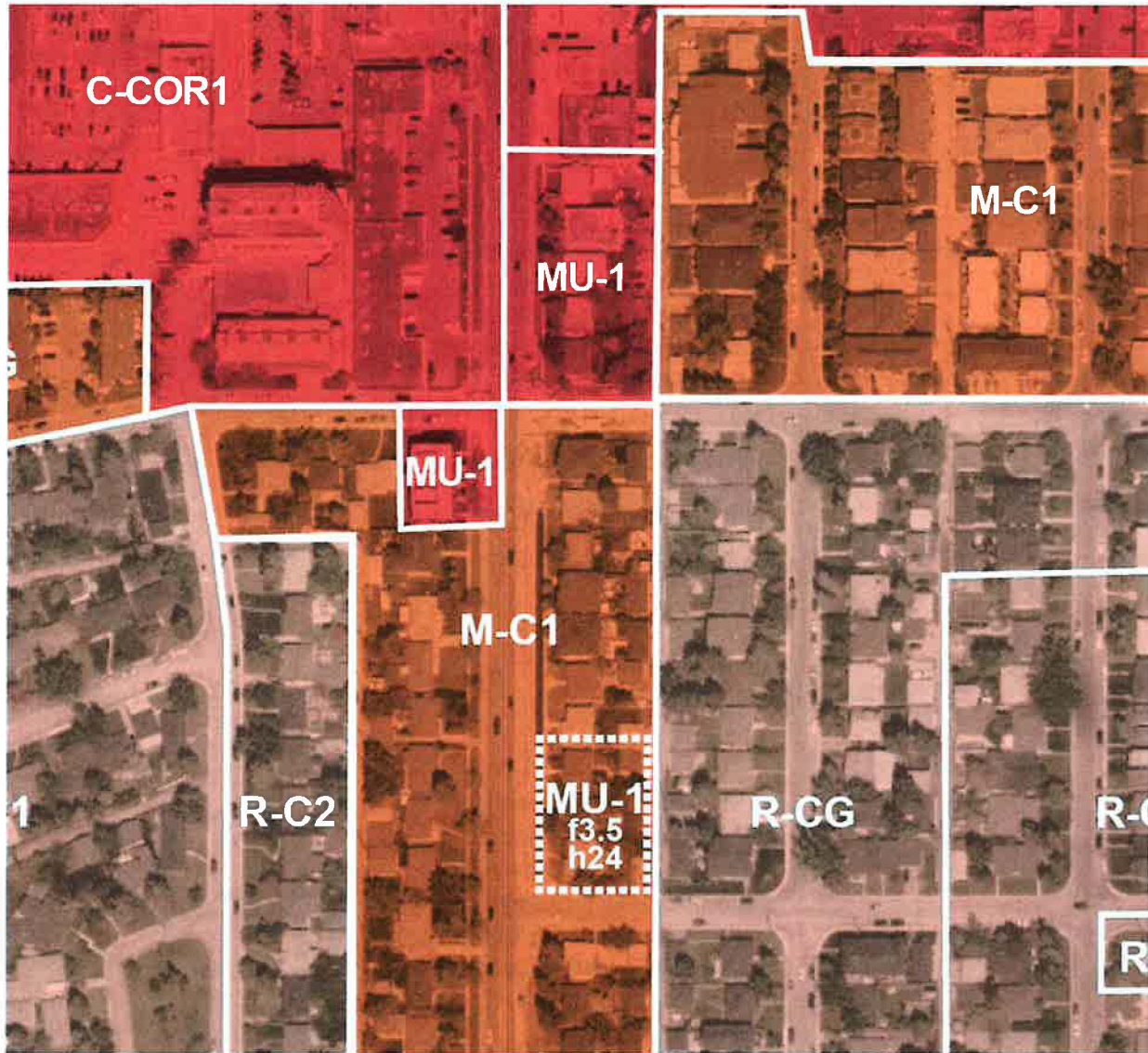


Development Vision



Policy Alignment (Westbrook Local Area Plan)



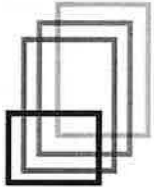


Proposed Land Use

The proposed land use recognizes the city's broader objectives to focus intensification around Primary Transit Networks and designated Main Streets.

Land Use: Mixed Use - General (MU-1f3.5h24)

- 6 storey development is a modest increase from the existing MC-1 and R-CG land use districts present in the immediate area.
- MU-1 is the most appropriate along a designated Main Street in proximity to transit.
- Does not require ground floor commercial.
- Consistent with the vision and policy of the Westbrook LAP.

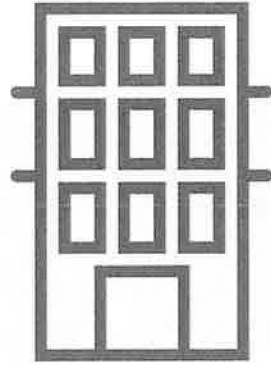


DENSITY:
3.5 FAR



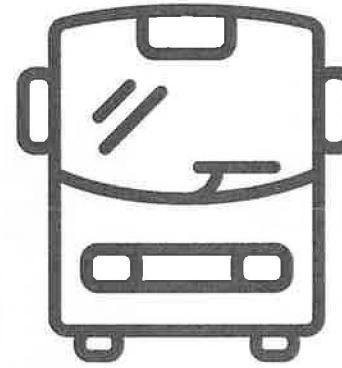
HEIGHT:
24 Metres

Project Summary



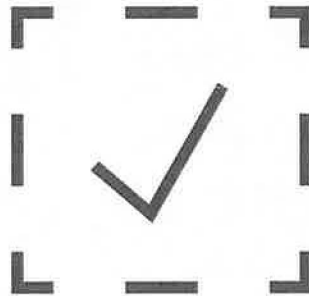
Appropriate form of Development

Contextually appropriate location to provide multi-residential development, increasing housing choice to support a variety of household needs.



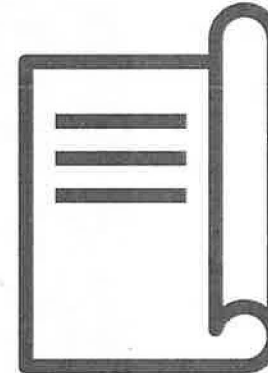
Density along Main Streets

Intensification proposed on a Neighbourhood Main Street, in proximity to multi-modal options.



Appropriate Land Use District

Enable multi-residential development with street-oriented design and appropriate interface with the surrounding context.

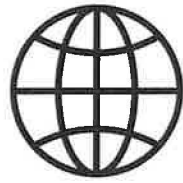


Policy Alignment with the Westbrook Local Area Plan

Consistent with policy intent of the MDP and LAP

Engagement Strategy

Tactics



Project Website



Community Information Session



Postcard Circulation



On Site Signage

Timeline



Winter 2022
Development Vision



March 2022
Pre-Application Submission



Fall 2022
Land Use Application Submission



Winter 2023
Public & Stakeholder Consultation



May 18 2023
Calgary Planning Commission



July 25 2023
City Council Public Hearing