

Applicant Submission

Received 2023, August 10



August 9, 2023

City of Calgary Planning & Development
Planning Services Division
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

Attention: Lisette Burga Gherzi

Re: AGA Properties
Proposed Land Use Reclassification Application
1107 – 33rd Street NE
Consultant Application Submission Letter
Our File #221574 – 1.2C

Lisette,

Please find enclosed our amended land use application for our land use redesignation for the above noted property for your review and circulation.

Wm. R. (Bill) KIMLIN,
ARCHITECT
AAA, AIBC, SAA, MAA,
MRAIC, PRINCIPAL

Our client, AGA Properties currently owns both 1107 and 1111 – 33rd Street NE which also includes for two different land use zones. The zoning at 1111 33rd Street NE is currently shown as C-COR3f1.0h12 and contains a single storey building.

Barry D. SULLIVAN
ARCHITECT
AAA, AIBC, SAA, MAA,
MRAIC, PRINCIPAL

Our focused property is 1107 – 33rd Street NE and contains a one and two storey building that has a range of uses from bingo facility, Legion establishment, and former Army & Navy retail development. This property is currently zoned as C-R1f0.5 which is appropriate for the given uses for the existing buildings.



Our client is wanting to redevelop the existing building on this site as part of a master-planned development for her series of companies. The primary focus of the first phase of the redevelopment would include redeveloping the Army & Navy building into a cultural retail and conference centre.

SUITE 310,
5819 - 2ND STREET SW
CALGARY, ALBERTA
T2H 0H3

As our client's organizations work with many cultures throughout Calgary and surrounding area, her envisionment of the Army and Navy Building would be that of a culturally focused retail market style development along the main floor and the conversion of the second floor into that of a conference and events facility. We believe that this type of facility with the combined uses would be a first for Calgary and would be a significant cultural hub for many ethnic groups located in Calgary's northeast communities.

PH: (403) 283-8361
FAX: (403) 252-7877

We believe that this land use reclassification will allow us to redevelop what is now an outdated, purpose-built retail facility into that of a facility showcase of cultural gatherings and market activities.

SUITE 690
1199 WEST PENDER STREET
VANCOUVER, BRITISH COLUMBIA
V6E 2R1

To garner the proposed range of uses desired by the Owner while still permitting the existing tenants to operate, our proposed reclassification of the parcel would be to change it from C-R1 to that of Industrial Business (I-B). This parcel change would maintain the regional land uses of Industrial General while maintaining the commercial focused uses required for the site

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redevelopment. Based on the site location and envisioned redevelopment potential for the site, we are looking at a floor area ratio of 1.0 and a height limitation of 20.0m. Our proposed zoning would be I-Bf1.0h20.

Regional Review

The proposed site is located in close proximity to 36th Street NE and the Calgary LRT system in a predominantly commercial / industrial zone west of 36th Street NE. The location of the site and the proposed uses within the redevelopment will activate this area of the community beyond what is now a typically 8am to 5 pm workday environment.

With the exception of the adjacent hotel to the northeast, the area is dominated by retail along 36th Street NE and industrial uses around this site. Our proposed uses will enliven the 33rd Street frontage with a range of activities that will stretch outside of the typical workday and provide additional excitement to the retail activities of the Pacific Place Mall directly to the east.

We also recognize that with the shift from a commercial zone currently to that of Industrial Business (I-B), we also align with the Industrial zoning in the region to the west and south of the site. We also believe that this proposed zoning also would be in alignment with the Industrial Strategies group within the City of Calgary.

Community Outreach

We have completed our community outreach back on April 26, 2023. Our report is enclosed as part of our submission documentation.

Active Transportation Report

Please find enclosed as part of our submission our completed Active Transportation Report containing the required report content as requested by the City of Calgary's Mobility Engineering Department.

We believe that our envisioned redevelopment of the existing retail building can be a true catalyst for the Owner's many organizations as well as becoming a cultural hub that can bring forth and showcase the cultural diversity of Calgary for everyone to experience and appreciate.

Should anyone have any questions regarding our proposed land use reclassification submission, please do not hesitate to contact our office to discuss. We look forward to working with the Subdivision Applications Group and Planning and Development on our exciting land use redevelopment.

Sincerely,
Kumlin Sullivan Architecture Studio

A handwritten signature in blue ink, appearing to read "Barry Sullivan", written over a light blue circular stamp.

Barry Sullivan, Architect
AAA, AIBC, SAA, MAA, MRAIC
Principal