

Applicant Submission

Received on 2024 November 15

1804 34 Street SE

Proposal Description

- The subject site is currently zoned Commercial - Corridor 1 (C-COR1) District which requires that 20 percent of the building must contain commercial uses, and the building height not exceed four-storeys.
- The proposed use for the site is to provide 25 residential units in a six-storey building that will meet the Mixed Use – General (MU-1) District bylaw requirements for setbacks, building height, density, and parking and biking stalls. The proposed multi-residential building development will therefore require a Land Use Redesignation to Mixed Use - General (MU-1f4.5h23) District.
- The site is located within the East Calgary International Avenue Communities Local Area Plan (LAP) project area which will allow for up to a 12-storey building, per the Building Scale Map in the LAP. The site is also identified as Neighbourhood Flex which will allow for commercial development to be optional rather than required, as it is within the current C-COR1 zoning.
- The subject property has a site area of 556.5 sq m or 0.055 ha.
- The subject parcel is generally flat, located on a lot with lane access facing 34 Street.

Rationale

- Per the Calgary Municipal Development Plan (2020 – adopted 2009 and updated 2020), the policy direction has been to encourage redevelopment and intensification of inner city and established communities to make more efficient use of existing infrastructure, public amenities, and transit.
- Within the Calgary Municipal Development Plan and Calgary Transportation Plan, the subject property is part of the Urban Main Street and Transit Corridor areas, within walking distance of the 36 Street Station for the MAX Purple Bus Rapid Transit (BRT) Line.
- The East Calgary International Avenue Communities LAP aims to provide diverse housing options and well connected mobility choices. The subject parcel is identified as Neighbourhood Flex, immediately adjacent to the high intensity 17 Avenue corridor. Flex areas are strategically applied in areas where active uses are required. This presents an opportunity to provide a higher density residential housing option to integrate with the 36 Street Station Transit Hub. Residential uses are proposed on the upper five floors of the building and the development has been designed to align with the policies of the LAP with respect to streetscape, landscaping, sidewalk connections, building massing, edge conditions and architectural design.
- The LAP received unanimous approval for First Reading by Calgary City Council on September 10, 2024 and is expected to receive Second and Third Readings in early 2025 following CMRB review. Approval will bring the subject site into alignment with the policy direction for this area.
- A Development Permit has been submitted for a similar six-storey multi-residential building, in a location just east of 36 Street, under the MU-1 District and is currently pending decision.