

Hello, Neighbour!

We are proposing a land use change at 2604-2620 and 2628-2640 37 Street SW. The proposed Land Use Redesignation (LOC2022-0209) would enable the development vision of six-storey (max. height 26.0 metres) mixed-use buildings to be developed in two phases, both featuring commercial-retail and/or live-work units at street level, and multi-residential units located above. To achieve this development vision, a modifier to the sites' existing Mixed Use – General (MU-1) District is proposed to permit a maximum Floor Area Ratio (FAR) of 4.0 (increased from 3.0), and maximum building height of 26.0 metres (increased from 16.0 metres).

Get In Touch

VERA Group is committed to being a good neighbour and working with community members throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all interested parties.

Find out more about this proposal and share your thoughts with us below.

Contact Us

Contact the Applicant Team

Visit: www.veragroup.ca

Email: engage@veragroup.ca

Phone: 587 747 0317

Contact the City of Calgary

Visit: www.dmap.calgary.ca

Email: jarred.friedman@calgary.ca

City File No.: LOC2022-0209



2604-2620 + 2628-2640 37 Street SW

Proposed Land Use Change

MU-1f3.0h16 to MU-1f4.0h26

LOC2022-0209

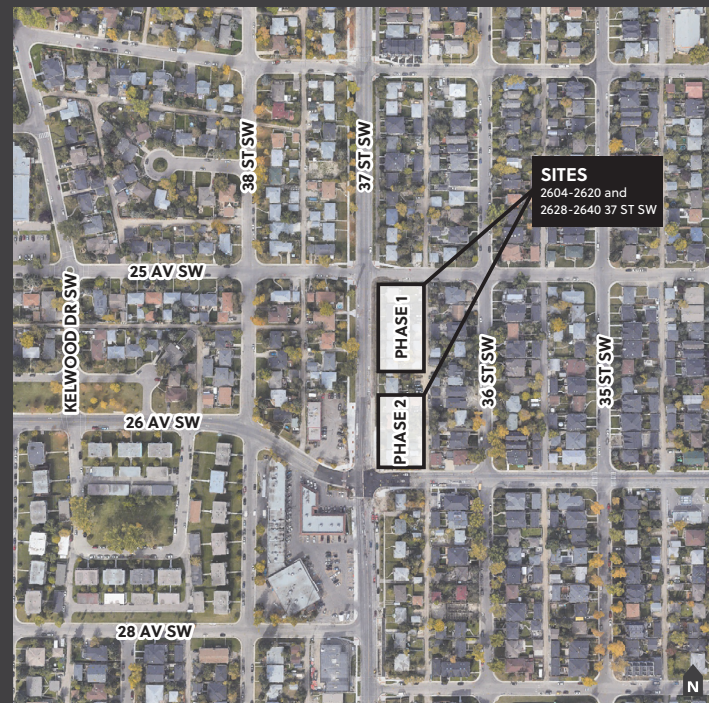


Land Use Change & Development Vision

A Land Use Redesignation (also often referred to as "rezoning") application has been submitted to The City of Calgary for the properties at 2604-2620 and 2628-2640 37 Street SW. The land use change proposed would retain the sites' existing Mixed Use – General (MU-1) District, but increase the modifiers to the allowable building height and Floor Area Ratio (FAR).

If approved, the proposed land use change would enable a development vision of high-quality, six-storey (max. height 26.0 metres) mixed-use buildings on both sites, featuring commercial-retail and/or live-work units at grade, multi-residential units located above, and a maximum FAR of 4.0.

The sites' strategic location would allow future residents the option to live in an amenity-rich neighbourhood with excellent access to day-to-day conveniences and frequent transit service, while activating the newly improved streetscape with commercial-retail services.



Planning Rationale

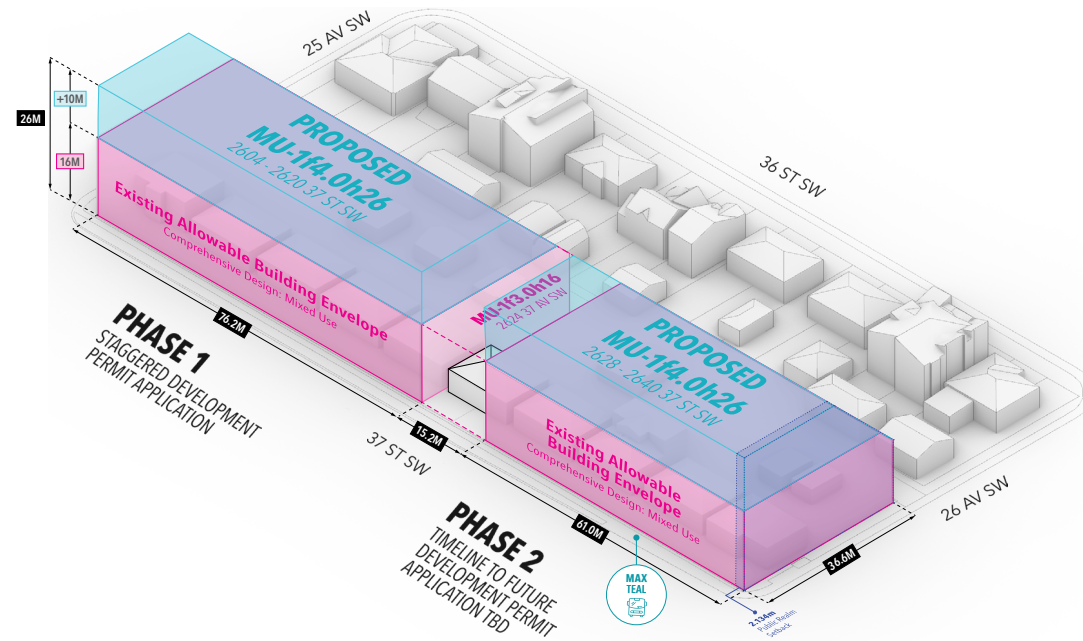
The sites have a high opportunity for growth and redevelopment, exhibiting a number of contextual factors that support residential and employment uses, and intensification through a mixed-use, six-storey built form. The sites benefit from their strategic location along the City-identified 37 Street SW Main Street corridor, they are within close proximity to primary transit including the MAX Teal Bus Rapid Transit (BRT) route, as well as nearby to numerous amenities within the Killarney-Glengarry, Glendale and Glenbrook communities.

The accessibility and proximity of alternative and active transportation modes along a newly improved Main Street make the subject sites well suited for the introduction of residential and commercial-retail units that cater to a variety of services and local needs. Vehicle access onto the sites will be provided from the rear laneway, while pedestrian access will be provided from the front along 37 Street SW. If approved, redevelopment would occur in two phases, with a conceptual supporting Development Permit anticipated to be submitted for Phase 1 to demonstrate a "bricks-and-mortar" development intent alongside this proposed land use change.

Policy Alignment

No amendments to statutory policies are required to facilitate the proposed development vision. The proposed development and modification to the Mixed Use – General (MU-1) District are consistent with the City-wide goals and policies on growth and redevelopment. The City of Calgary Municipal Development Plan (MDP) encourages the development of innovative and varied housing options and employment opportunities in established communities, more efficient use of infrastructure, and compact built forms in locations with direct and easy access to transit, shopping, schools, and other community services.

The proposal is also consistent with local policies from the statutory Killarney-Glengarry Area Redevelopment Plan (ARP) and the emergent, non-statutory, Westbrook Communities Local Area Plan (LAP) draft from October 2022. The Killarney-Glengarry ARP and draft Westbrook Communities LAP encourage mixed-use mid-rise building types that accommodate a range of retail, services and residential uses along designated corridors, like the City-identified 37 Street SW Main Street corridor.



Proposed Land Use Redesignation Changes (Max. Building Envelope to be limited by 4.0 FAR)

* Visualizations are conceptual in nature and for discussion purposes only.