



NOTE: Opportunity is restricted to qualified non-profit housing providers



FOR LEASE

3510 34 ST NE and 3505 35 ST NE Calgary, AB

Opportunity for qualified non-profit organization to develop and operate a transitional housing facility for families with children.

PROPERTY TYPE
Vacant land

LEGAL
8011265;13;6 (portion of) and 8011265;13;7

COMMUNITY
Horizon/
Whitehorn

SITE AREA
3.6± acres

TERMS
For LEASE at nominal rent, 20 years plus additional 20 year option

Property Highlights

- Immediately south of Whitehorn Multi-services Centre
- Sites accessible by C-train and various bus lines, in proximity to schools, grocery, pharmacy, etc.
- Zoned Industrial - Business; Land Use application by successful proponent will be required
- Intended use exclusively for families with children at risk of or experiencing homelessness as triaged by the Calgary Homeless Foundation
- To apply, please include a proposal letter with your Expression of Interest

Seeking Expressions of Interest

SUBMISSION DATE OPEN:
December 7, 2023

SUBMISSION DATE CLOSING:
Monday, January 15
at 11:59 p.m. MST

Site details

The subject site is located on the west side of 36 Street NE, west of the Whitehorn LRT Station, and south of The City of Calgary Whitehorn Multi-services Centre—a campus that houses supporting service lines for The City of Calgary and Alberta Health Services.

Of the overall complex (16.8± acres), the opportunity consists of 3.6± acres at 3505 35 ST NE (southeast parcel with grass, excluding the parking area) and 3510 34 ST NE (southwest parcel with grass).

Applicable planning policies

MDP typology identifies this area as a Major Activity Centre. The City's Transit Oriented Development Policy (non-statutory) encourages transit-oriented development near existing LRT stations. The subject parcels on the southern portion of the Multi-Service Centre have an Industrial – Business (I-B) District land use. (The main parcel of the Multi-Service Centre has a Special Purpose – City and Regional Infrastructure (S-CRI) land use designation.)



Airport Vicinity Protection Area (AVPA)

It must be noted that a portion of this site is located in the Noise Exposure Forecast (NEF) 30-35 zone of the Airport Vicinity Protection Area (AVPA) of which residential uses are prohibited under Ministerial Order, therefore the eastern portion of the site should be considered for temporary housing uses. The southwesterly portion may be considered for ancillary uses such as parking, office, daycare and green space. See calgary.ca/avpa for more information.

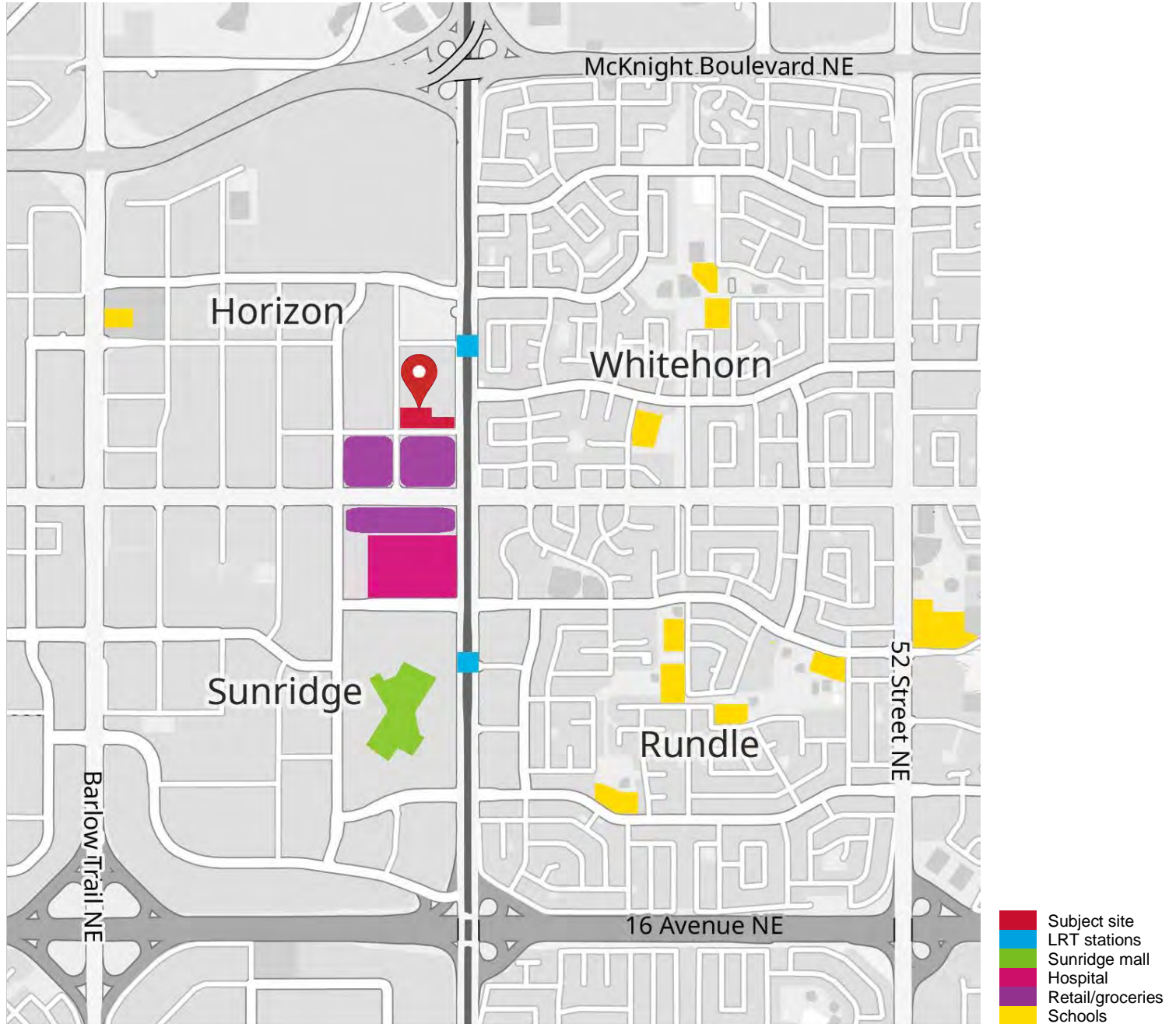
There is an Airport Zoning Regulations instrument (1977) and a utility right-of-way (1980) registered on the land titles. Further review should be undertaken to determine the impact of these encumbrances for future residential development.



Land Uses	NEF 30	NEF 25
Residences	X	allowed
Schools	X	allowed
Medical facilities	X	allowed
Campgrounds	X	X

Adjacent and nearby uses

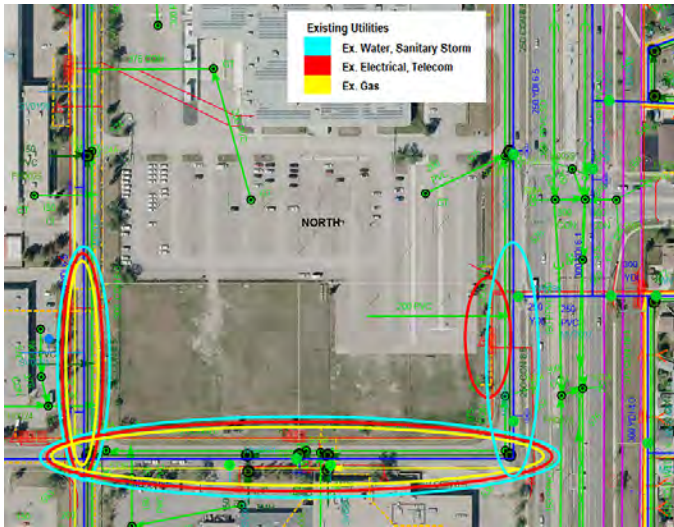
The site is bordered to the east by a local service road (35 Street NE) and a divided arterial (36 Street NE) that is the Blue Line LRT corridor and the Whitehorn LRT station. The residential community of Whitehorn is beyond with schools and open spaces between 800± m and 1.2± km to the east. There is community retail and grocery immediately to the south with the Peter Lougheed Hospital located another 500± m beyond, and Sunridge Mall, a regional commercial centre, 1.0 ± km south. Various low-intensity industrial strip malls are located to the west. The Whitehorn Multi-services Centre and the Whitehorn LRT Station Park-and-Ride are located to the north.



Transportation: Vehicular access and pedestrian routes

The south parcels are accessible by vehicle from 34 Street NE and 34 Avenue NE. Pedestrian routes include the sidewalk on the west side of 36 Street NE providing access to amenities to the south and the LRT pedestrian overpass to the east. However, it should be noted that there are no sidewalks on 34 Street NE (west) or 34 Avenue NE (south) adjacent to the parcels. Sidewalk construction may be a requirement of Development Permit.

Utility servicing



Initial review suggests that deep and shallow utilities exist within adjacent roadways or are nearby. For deep utilities (water, sanitary, storm) there are mains located in 34 Street NE to the west, 34 Avenue NE to the south, and 35 Street NE to the east with further review required to determine the optimal connection location. Shallow utilities, electrical and telecommunication utilities are located on all three sides and gas is located in 34 Street NE and 34 Avenue NE. Of note, the site is served by light-industrial electrical feeds.

*Further review should be undertaken to confirm that utility infrastructure has sufficient capacity for planned residential uses.

Temporary site opportunities

When considering a temporary housing opportunity, the proponent is advised to consider:

Area 1

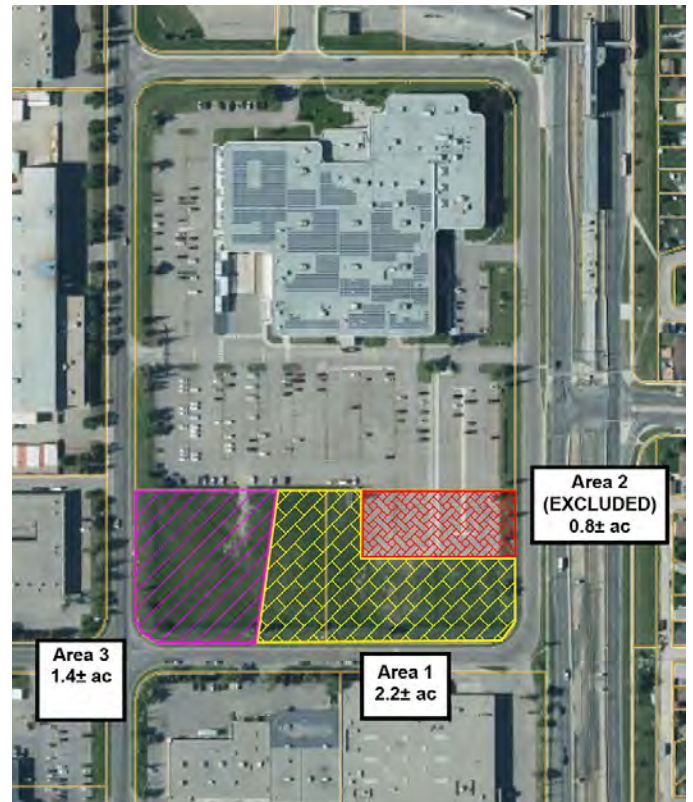
- The area is vacant and grassed
- The area is under NEF 30 permitting residential uses
- Development will require redesignation to an appropriate residential land-use district
- No vehicular access from 36 Street NE

Area 2 (EXCLUDED)

- The area includes a portion of the Whitehorn Multi-services Centre parking lot. The City could consider inclusion of this area for housing if the parking spots were relocated.
- The area is under NEF 30 permitting residential uses
- Development would require redesignation to an appropriate residential land-use district

Area 3

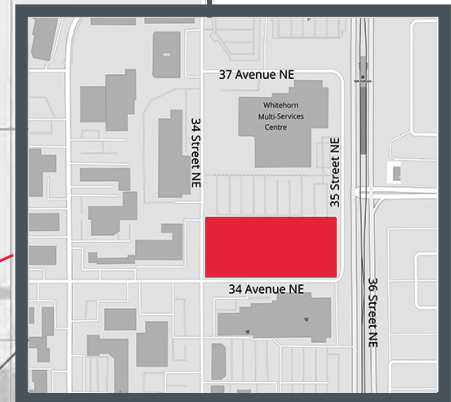
- The area is vacant and grassed
- The area is located in the Noise Exposure Forecast (NEF) 30-35 zone of the Airport Vicinity Protection Area, which prohibits residential uses; may be considered for parking, office, daycare or greenspace
- Development will require redesignation to an appropriate land-use district



Context map



Inset



Contact us



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Submit interest using the
Expression of Interest Form

**City of Calgary Real Estate &
Development Services**

Administration Building
3rd Floor (#195) 323 7 Ave S.E.
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit

calgary.ca/realestate

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