

Applicant Submission

NEW CENTURY DESIGN



Planning, Development & Assessment
The City of Calgary
800 Macleod Trail. S.E.

Jan 26, 2021

Re: 4604 80 St NW

This is the Applicant Submission Form intended to provide a description of the proposal and planning justification in support of the application.

New Century Design is making an application for redesignation on this property at 4604 80 St NW in the community of Bowness. We are seeking redesignation from the currently existing R-C2 district to a proposed R-CG district (Residential - Grade-Oriented Infill).

This property is a corner lot at the Northwest of the T-intersection where 80 St NW abuts 44 Av NW. The lot dimensions are approximately 15.24m X 37.64 (50' X 123') and the lot is relatively flat with no distinct change in grade.

Currently existing on the property is a single family home and detached garage facing 44 Av NW with an original build date in the 1950s. There are several private trees and minor landscaping elements.

Immediate surrounding context includes mostly R-C1 and R-C2 zoned lots with some local R-CG already existing nearby. There is currently an R-CG zoned corner parcel with a 4-unit rowhouse under construction on the North end of the block. Within a 1.0km radius, there are M-C1 zoned properties, DC Commercial properties, and the Bowness High School within an R-C2 property.

The intention, should this redesignation be approved, is to redevelop the property into a 4-unit R-CG rowhouse with a 4-car detached garage. An R-CG zoning would allow up to 4 basement suites within the rowhouse units, however this is not yet determined to be our goal for development. The main rowhouse units would likely be approximately 1300 square feet and if the basement suites are included in the development permit, suites at approximately 440 square feet in floor area.

4604 80 St NW is a great candidate for R-CG development for several reasons:

1. Corner parcel: This is a corner parcel located adjacent to two streets. This is one of the primary goals for R-CG development when the district was created by the City of Calgary, as a rowhouse on a corner parcel helps ease slight density increases and provide visual and sound barriers from the busier roads to the mid-block properties.
2. Proximity to public transit: This property has abundant access to public transit including: 220m North to the frequent bus route #40 and infrequent #723/724; 330m South to the frequent bus route #1 and infrequent route #53; 900m Southwest to the infrequent bus routes #305 and #408. Additionally, this property is around 3 to 4km to both Dalhousie and Crowfoot LRT stations, which could be a transit option available via bicycle or bus connection.

3. Proximity to public green spaces: This property has good access to a variety of public green spaces within walking distance. In a 1.0km radius, there are 8 green spaces that could be used for activities such as outdoor sports and children's playgrounds. Notably, Bowness Park is a short walk away which includes several amenities including an off-leash area, skiing trail, playgrounds, the bow river and a boat launch, the bow river pathway, and walking paths.
4. Proximity to schools: The Bowness High School campus is located 70m directly to the East. Additional primary and secondary schools nearby include: Belvedere Parkway School, Bowcroft School, Lady of the Assumption School, Thomas B. Riley School, and the George Wood Learning Centre. Each are within a reasonable walking or bicycling distance.
5. Proximity to employment centres: This property is centrally located to several major and minor employment centres including WinSport, commercial storefronts along Bowness Road NW, commercial storefronts along Bowfort Road NW, and commercial storefronts at Sarcee Trail and 34 Av NW.
6. Proximity to major road networks: If traveling by car, this property has easy access to 16th Av NW via 83 St NW, Stoney Trail via 85 St and Nose Hill Drive NW, Crowchild Trail via 85 St and Nose Hill Drive NW, and Sarcee Trail via 34 Av NW.

We believe that with this abundance of nearby amenities, schools, public transit, green and open space, and employment centres, this parcel is in a very good location for rowhousing. With a 4-unit rowhouse development in an R-CG zoned property, we will be able to provide a gentle increase in density which will allow a broader range of Calgarians the opportunity to live within this great historic community.