

# Applicant Submission

NEW CENTURY DESIGN



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

Dec 11, 2020

Re: 2847 38th Street SW

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 on behalf of Pen Lake Ventures Inc. for redesignation on this property at 2847 38 St SW in the community of Glenbrook. 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 intersection of 30th Av SW and 38th St SW. The lot dimensions are 15.22m X 36.60m (50' X 120') 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 with an original build date in the 1930s. There are several trees and minor landscaping elements.

Surrounding context includes mostly R-C2 zoned lots with M-C1 properties along 37th St to the east and along 26 Av to the north. Some R-CG zoned corner lots are present within a 1.0km radius.

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 and 4 basement suites. The main rowhouse units would likely be approximately 1300 square feet with the basement suites at approximately 440 square feet in floor area.

This 2847 38th St SW is a prime 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: 1.3km to the Westbrook LRT station; 138m to the #9 frequent bus route; 360m to the #6 frequent bus route; 530m to the #22 frequent bus route; 650m to the #93 bus route; and 950m to the #66 bus route.
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 12 green spaces that could be used for activities such as outdoor sports and children's playgrounds.

4. Proximity to schools: Most notably, the Mt Royal University campus is located 1.6km to the south. Primary and secondary schools nearby include: Glamorgan School, AE Cross School, Glenbrook School, Calgary Christian School, Calgary Christian Secondary School, St. Gregory School, Glendale School, Killarney School, and Holy Name School. 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 Westbrook Mall, commercial storefronts along 17th Av SW, commercial storefronts along Richmond Road SW, the Signal Hill shopping centre, commercial storefronts within the Currie Barracks, and the Mt Royal University.
6. Proximity to major road networks: if traveling by car, this property has easy access to Sarcee Trail via Richmond Road, Crowchild Trail via Richmond Road and 17th Av, Bow Trail and 17th Av via 37th St, and Glenmore Trail via 37th St. A drive into downtown city centre would take approximately 10 to 13 minutes.

We believe that with this abundance of nearby amenities, schools, public transit, green and open space, and employment centres, this parcel is in a perfect location for suited rowhousing. With a 4-unit rowhouse development, 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 community.