

Applicant Submission

NEW CENTURY DESIGN



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

June 23, 2021

Re: 2348 54 Ave 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 for redesignation on this property at 2348 54 Ave SW in the community of North Glenmore. We are seeking redesignation from the currently existing R-C2 district to a proposed R-CG district (Residential - Grade-Oriented Infill). The lot has great access to city transit and road networks which make it a viable lot for an R-CG development.

This property is a corner lot at the Northeast intersection of 54 Ave E and Lissington Drive N. The lot dimensions are 16.70m X 35.66m (55' X 117') and the lot is relatively flat with no distinct change in grade. Currently existing on the property is a single family home with a detached double garage. The original build date in the late 1950s. There are three city trees that surround the lot, a Green Ash Tree along 54th Ave and there are two American Elm trees on Lissington Dr. In future development of the lot, our client would ensure that these trees are protected.

Surrounding context includes mostly R-C2 and R-C1s zoned lots with six either proposed or existing R-CG lots in the area. There is a small commercial strip mall and an M-C1, M-C2 and a DC development within a two block radius.

The intention, should this redesignation be approved, is to redevelop the property into a 4-unit R-CG row house with potential suites and a 4-car detached garage.

This 2348 54 Ave 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 row house 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 great access to public transit including: 40m to #7 WB frequent bus route and 29m to #7 EB frequent bus route. 200m to the west along Crowchild Trail the #304 and #306 combine to provide six stops per hour. Adjacent to this stop the #9 and #20 combined to provide an additional six stops per hour. The #304, #306, #9 and #20 all also run south bound on the west side of Crowchild Trail. Along 50th Ave to the north the #13 route runs 3 times per hour.
3. Proximity to public green spaces: This property has great access to a variety of public green spaces within walking distance. Most parks are located in the north side of the site. One park is located 250m Northwest of the property just off of 53rd Ave. The second is 350m to a park that is shared with Central Memorial High School. Flames Community Arena is a 12 minute walk. Glenmore athletic park is 700m East of the property. The

Glenmore Reservoir, The Calgary Golf & Country Club, The Lakeview Golf Course and The Earl Grey Golf course.

4. Distance to nearby schools: Lord Shaughnessy School is 200m, Central Memorial High is 260m, Alternative High School is 900m, Mt. Royal University is 1.9km, Emily Follensbee Elementary is 1.9km, Bishop Carroll High School is 2.5km.
5. Distance to employment centres: This property is centrally located to several major and minor employment centres including Lincoln Park Plaza, The Atco Building on Peacekeepers DR, commercial storefront along Crowchild Trail and is a 10 minute drive to Chinook Mall. The subject lot also has great access to the downtown core with a travel distance of 7.5km. The Rockyview hospital has a distance of 3.7km from the site.
6. Proximity to major road networks: if traveling by car, this property has easy access to Crowchild Trail, Glenmore Trail, Stoney Trail (HWY 201), and Sarcee Trail.

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 row housing. With a 4-unit rowhouse development (R-CG), 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.