

Applicant Submission

NEW CENTURY DESIGN



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

Oct 13, 2021

Re:8108 47 Ave NW

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

8108 47 Ave NW is currently a single detached family dwelling built in 1955. The lot is located one parcel in on the northwest corner of 47 Ave N and 79 St W. The lot is rectangular in shape and is approximately 49.19m x 14.33m. There are no city trees located on the lot.

This application is to re-designate from the existing R-C1 to a proposed R-C2, which would allow the freedom to develop a semi-detached dwelling or single family home.

8108 47 Ave NW is a prime candidate for R-C2 development for several reasons:

1. Proximity to public transit: This property has abundant access to public transit including: 150m to #40 bus route which runs twice an hour, 580m to #1 bus route which runs three times an hour, 680m to #53 which runs twice an hour.
2. Proximity to public green spaces: This property has good access to a variety of public green spaces within walking distance. Bowglen park is located 120m southeast of the lot, Bowness community skatepark is located 240m southeast of the lot, Marg Park is located 520 southeast of the lot, and finally Amunet playground is located 680m southwest of the lot.
3. Distance to nearby schools: Bowness High School is 180m, Belvedere Parkway School is 620m, Thomas B. Riley School is 1.26km, University of Calgary is 4.44km. There are various other schools within a 3k, radius of the subject lot that have not been mentioned. Some of these include Discovering Choices, Calgary German Language School and Assumption Elementary JH School.
4. Distance to employment centres: This property is located nearby to several minor employment centres including commercial storefront along Bowness Rd W, commercial storefront 85 St N and commercial storefront on Bowridge Dr N. This subject lot also has great access to Market Mall with a distance of 3.3km and Shaganappi Village Shopping Centre with a distance of 3.2km.
5. Proximity to major road networks: if traveling by car, this property has easy access to the Trans-Canada Highway and Stoney Trail NW.

We believe that due to an abundance of nearby amenities, schools, bus transit, and open community space, this parcel is in an ideal location for a semi-detached dwelling or single family home.

For these reasons we feel that this lot has great potential for an R-C2 development and we are hopeful that through community outreach and great design we can accomplish a project that is both suited to the neighbourhood and is desirable for future Bowness residents.