

Applicant Submission

NEW CENTURY DESIGN



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

Feb 23, 2021

Re:1202 19 Ave 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 1202 19 Ave NW in the community of Capitol Hill. 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 19th Ave N and 11th St W. The lot dimensions are 15.24m X 36.58m (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 mid 1940s. There are five trees city tree which would be adjacent to the site as well as private trees located within the site.

Surrounding context includes mostly R-CG & R-C2 zoned lots. There is an R-CG zoning corridor along 20th ave, between 10st and 13st, and R-CG is in place both directly to the north and south of the subject lot. In addition there is also R-CG spot rezoning on corner lots throughout Capitol Hill. R-C2 zoning is the predominant zoning aside from R-CG, but as you approach 14 St W there are areas of M-C1 and M-CG. Lastly to the south, on the north side of 16th Ave, there is plenty of M-C2 zoned properties.

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 with potential for 4 basement suites.

This 1202 19 Ave NW 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: 750m to the SB SAIT CTrain station, 225m to #5 frequent bus route, 346m to #4 frequent bus route, 215m to #404 bus route, 325m to #19 & #303 bus route and lastly 500m to #89, #414, #791, #792 & #832 on 14st W
3. **Proximity to public green spaces:** This property has good access to a variety of public green spaces within walking distance. One of the nicest parks in the city, Confederation Park, is approximately 300m walking distance from the subject lot. This park has a great network of pathways for walking, running & biking as well as various sport fields. The

Capitol Hill Community Association and its green space are 600m to the north west while the King George School & park are located 250m to the north east. Both of these parks have playground and sports fields. It is approximately 2km to the Bow River and its pathway system which runs throughout the city.

4. Distance to nearby schools: Southern Alberta Institute of Technology is 325m, Alberta University of the Arts is 800m, King George School is 250m, Capitol Hill School is 1.36km, St. Pius X School is 1.53 km, and lastly University of Calgary is 3km. There are various other schools within a 3km radius of the subject lot that have not been mentioned. Some of these include Crescent Heights High School and William Aberhart High School.
5. Distance to employment centres: This property is centrally located to several major and minor employment centres including North Hill Shopping Centre, commercial storefront along 16th Ave N, commercial storefront along 10st W and Kensington Road in Kensington, commercial and hospitality are along Banff Trail NW, Brentwood Village Shopping Centre and Foothills Medical Centre. The subject lot also has great access to the downtown core with a travel distance of 2.4km.
6. Proximity to major road networks: if traveling by car, this property has easy access to 16th Ave N (HWY 1), 10St W, 14st W, Crowchild Trail and Deerfoot 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 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.