

# Applicant Submission

NEW CENTURY DESIGN



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

October 27, 2021

Re: 1840 17 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 1840 17 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 17th Ave N and 18th 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 although the boulevard slopes a fair amount down towards the lot.

Currently existing on the property is a single family home and detached garage with an original build date in the early 1950s. There's one city tree which would be in the boulevard facing 17th ave as well as private trees located within the site.

Surrounding context includes R-CG, R-C2 and M-C1 zoned lots. The subject lot resides on the west end of a majority M-C1 block and is in a small section of R-C2 which are the only R-C2 lots remaining on the north side of 17 Ave (or Halifax Cr NW) between 20 Ave NW and 10 St W. There are large amounts of R-CG zoned lots in Capitol Hill along corridors and in some cases the R-CG zoning extends into the community like on the west side of 18 St W. This lot is perfectly located for an R-CG style development and it seems that the R-CG zoning should continue along the north side of 17 ave N to achieve similar density as the rest of the block.

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 1840 17th 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: 315m to the Lions Park CTrain station, 115m to #105, #404 and #414 bus routes, 140m to #31, #40, #91 and #303 bus routes, 260m to #19, #105 and #303 bus routes, 300m to #65, #404 and #414 bus routes, 300m to #31 and #40 bus stops, 490m to #40 bus routes. In addition this lot is located 320m from the Lions Park LRT station & 820m from the Banff Trail LRT station.
3. **Proximity to public green spaces:** This property has good access to a variety of public green spaces within walking distance. 455m north west is the Banff Trail Community Association and its green space and just north of that is the Branton School with a large

green space and sports fields. The Capitol Hill Community Association and its green space are 600m to the north east while the Capitol Hill School & park are located 400m to the north. Both of these parks have playground and sports fields. Also just another 100m north there's the St Pius X School green space. 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 800m south east, Alberta University of the Arts is about 1km south east, Capitol Hill School is 400m north, St. Pius X School is 500m north, Brandon School is 415m north west, and lastly University of Calgary is 1.7km north west. There are various other schools within a 2km radius of the subject lot that have not been mentioned. Some of these include Briar Hill 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, 14st 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 2.5km.
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 Memorial Trail.

We believe that the abundance of nearby amenities, schools, public transit, green and open space, and employment centres, this parcel is in a perfect location for the R-CG zoning. 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.