

Applicant Submission

NEW CENTURY DESIGN



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

December 23, 2021

Re: 424 13 Ave NE & 428 13 Ave NE

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 re-designation on the properties at 424 13 Ave NE and 428 13 Ave NE in the community of Renfrew. We are seeking re-designation from the currently existing R-C2 district to a proposed R-CG.

These properties are located on the north side of 13 Ave, 8-9 lots to the east of the intersection of Edmonton Trail & 13 Ave N. 424 13 Ave NE lot dimensions are 15.23m x 36.62m and the lot is relatively flat with no distinct change in grade. 428 13 Ave NE lot dimensions are 12.94m x 36.62 and the lot is relatively flat with no distinct change in grade.

Currently existing on the property 424 13 Ave NE is a single family dwelling and detached garage. There are currently multiple trees on the lot with one city tree, T-51106655 which is a small Green Ash.

Currently existing on the property 428 13 Ave NE is a single family dwelling and detached garage. There are currently multiple trees on the lot and no city trees in the boulevard.

Surrounding context includes mostly commercially zoned lots to the west along the east side of Edmonton Trail, a full block of M-CG a lots to the south, M-C1 zoned lots along the west side of Edmonton Trail and lastly general R-C2 zoned lots throughout Renfrew to the east with some R-CG and DC in the community.

We are seeking to change the land use designation for 424 & 428 13 Ave NE. A plan for the redevelopment of the lot has not been started but may be initiated after CPC.

We feel that 424 & 428 13 Ave NE are prime candidates for R-CG development for several reasons:

1. This property is located close to a large area of M-CG, M-C1 and C-COR zonings and would fit contextually into the area should the proposed zoning be approved.
2. Proximity to public transit: These properties have good access to public transit including access to frequent bus line #4 (100m) and #5 (180m) on Edmonton Trail to the west, frequent bus line # 17 (144m) on 12 Ave to the south and frequent bus line #19 (380m) along 16 Ave to the north. The area does have other public transit available but at a distance greater than 500m.
3. Proximity to public green spaces: These properties has good access to a variety of public green spaces within walking distance. In a 1.0km radius, there are 16 green spaces that could be used for activities such as outdoor sports and children's playgrounds. The site is centrally located in Calgary and has great access to city pathways along the Bow River

going in both directions. There is also the Stew Henry Arena, the Renfrew Aquatic Centre and a Boys and Girls Club of Calgary all situated nearby in Renfrew as further example public amenities.

4. Proximity to schools: There are several schools within a short distance of the subject lot with 6 schools within the community of Renfrew. The schools vary in age groups from pre school to Elementary. Lastly, Crescent Height High School is located around 800m to the west.
5. Proximity to employment centres: These properties are centrally located to several major and minor employment centres including commercial businesses along Edmonton Trail, commercial areas along 16 Ave (HWY 1 and in Bridgeland along 1 Ave N. Calgary's downtown core is 1.5 km to the south, Sunridge Mall is 4km to the east, and Marlborough Mall is 5km to the east. There are various other employment centres in the area as the subject lots are centrally located in Calgary and has great access to public transit and city roadways.
6. Proximity to major road networks: if traveling by car, these properties has easy access to 16 Ave (HWY 1), Memorial Drive, Macleod Trail and Deerfoot Trail.

We believe that with this abundance of nearby amenities, schools, public transit, green and open space, and employment centres, these parcels are in a perfect location for an R-CG style development. An R-CG style development fits contextually into the area and is similar to many of the buildings in the area. We are hopeful that the Development Authority will be supportive of this application due to the adjacent zonings & existing developments.

Regards,

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