

Applicant Submission

NEW CENTURY DESIGN



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

April 12, 2022

Re: 404 33 Ave NW

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

After feedback from our initial submission, which had the proposed zoning for R-CG, we have revised our application to have a proposed zoning of **R-CGex** which does not allow for secondary suites. We have made this revision after receiving feedback from the community association and nearby residents who voiced concerns about parking and increased density in the area. We feel that with the RCG-ex zoning our clients will still be able to accomplish their goals while also being respectful of neighbourhood conditions.

New Century Design is making an application for redesignation on this property at 404 33 Ave NW in the community of Highland Park. We are seeking redesignation from the currently existing R-C2 district to a proposed R-CGex district (Residential - Grade-Oriented Infill).

This property is a corner lot at the Northwest intersection of 33rd Ave N and 3rd St W. The lot dimensions are 15.24m X 36.57m (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 1950's. There are no city trees located on the lot, although there are private trees located within the site.

Surrounding context includes primarily R-C2 but also includes R-CG, M-C1 and M-CG zoned lots. The subject lot resides on the east end of a majority R-C2 block while it faces an R-CG zoned lot on the east side of 3rd St W. There are a few R-CG zoned lots in Highland Park along corridors and some located mid-block like on the north side of 34th Ave N. This lot is perfectly located for an R-CG style development and it seems that the higher density zoning should continue along the north side of 32 ave N and to the east of Centre St 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-CGex rowhouse with a 4-car detached garage.

This 404 33 Ave NW is a prime candidate for **R-CGex** development for several reasons:

1. **Corner parcel:** The primary goal for an **R-CGex** development, when the district was created by the City of Calgary, is for a rowhouse to be located on a corner parcel to allow for 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 ample access to public transit including: 420m to #3 frequent bus route, and 220m to #2 frequent bus route.

3. Proximity to public green spaces: This property has good access to a variety of public green spaces within walking distance. 800m to the southwest is Confederation Park and its green space and sports field, 1km to the northwest is Queens Park and its green space, 500m to the north is James Fowler High School and its green space, 480m to the northeast is Buchanan School and its green space, and 800m to the north is Triangle Intersection Playground and its green space.
4. Distance to nearby schools: James Fowler High School is 450m north, Highland Park Preschool is 330m north east, Buchanan School is 500m north east, George P. Vanier School is 1km south east, and Alberta Chung Wah School is 1.1km south east. There are various other schools within a 2km radius of the subject lot that have not been mentioned. Some of these include Saint Joseph Elementary Junior High School and Cambrian Heights School.
5. Distance to employment centres: This property is centrally located to several major and minor employment centres including North Hill Shopping Centre, McKnight Towne Square, Edmonton Trail Plaza, and McCall Lake Plaza. Along with commercial storefront along Centre St N, commercial storefront along 36 Ave N, and commercial storefront along 35 Ave N. The subject lot also has great access to the downtown core with a travel distance of 4km.
6. Proximity to major road networks: if traveling by car, this property has easy access to McKnight Blvd NW, Deerfoot Trail, Crowchild Trail and the Trans Canada Highway.

We believe that with 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-CGex 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.