

# Applicant Submission

NEW CENTURY DESIGN



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

May 18th, 2022

Re: 44 Wheatland Ave SW

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 44 Wheatland Ave SW in the community of Westgate. We are seeking redesignation from the currently existing R-C1 district to a proposed R-CGex district (Residential - Grade-Oriented Infill). Our clients has intentions of developing 4 units and we are supportive of this decision. We will be reaching out to both the Ward Councillor, the Westgate Community Association and the surrounding residents to ensure this intention is clear prior to CPC & Council.

This property is a corner lot at the Southwest intersection of Wheatland Ave SW and West Glen Crescent SW. The lot dimensions are 18.75m X 33.52m (62' X 110') and the lot is relatively flat with no distinct change in grade.

Currently existing on the property is a single family home with a detached garage. The original build date is in the late 1950s. In the boulevard there are three large Picea Glauca and one medium Malus tree.

Surrounding context is mostly R-C1 zoned lots with a small M-CG section a few blocks East.

The intention, should this redesignation be approved, is to redevelop the property into a 4-unit R-CGex row house with a 4-car detached garage.

This 44 Wheatland Ave SW is a prime candidate for R-CGex 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-CGex development when the district was created by the City of Calgary, as a row house on a corner parcel helps ease slight density increases and provides visual and sound barriers from the busier roads to the mid-block properties.
2. Proximity to public transit: This property is 520m from the 45th Street LRT Station and is 277m to #2 frequent bus stop heading East along 17th Ave and 470m to #2 frequent bus stop heading West along 17th Ave.
3. Proximity to public green spaces and recreation centres: This property has good access to a variety of public green spaces within walking distance. Most parks are located in the central/east side of the Westgate area. One park is located 460m away between Westgate School and Vincent Massey School. Another park is at the Rosscarrock Community Hall which is 665m away. Just North of the West Heritage Manor Housing Coop is a green space that is 409m away. The St. Michael School park is 688m away. The largest park nearby is the Optimist

Athletic Park which is 691m away. The Westside Recreation Centre is 1.77km away. The Optimist/George Blundun Arenas is 970m away. The Strathcona Park off leash area is 565m away. The Strathcona Ravine walking trails are 710m away.

4. Distance to nearby schools: Westgate School is 344m, Vincent Massey School is 567m, St. Michael School is 727m, St. Gregory School is 1.0km, Olympic Heights School is 1.50km, Ernest Manning High School is 1.9km, Rundle College is 2.28km, Ambrose University is 2.29km, Mount Royal University is 3.50km.

5. Distance to employment centres: This property is located close to several major and minor employment centres including Westbrook Mall, commercial storefront along 17th Ave SW, West Market Square, Westhills Towne Centre and Richmond Square. The subject lot also has great access to the downtown with a travel distance of 4.7km to the intersection of 17th Ave SW and 14th St SW.

6. Proximity to major road networks: if traveling by car, this property has easy access to 17th Ave SW and Sarcee Trail SW.

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 row housing. With a 4-unit rowhouse development (R-CGex), 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.

Regards,

Vaughn Makey AT (Applicant)  
Clay Israelson AT  
Shawn Jensen AT Principle  
New Century Design Inc.