

Applicant Submission

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

Nov 29, 2022

Re: 3104 25th Avenue SW
Planning Justification in Support of Land-Use Application

New Century Design is making an application on behalf of Killarney25 Inc. for the re-designation of 3104 25th Avenue SW in the community of Killarney. We are seeking re-designation 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 NW intersection of 26th Ave SW and 30th St SW. The lot dimensions are 15.24m X 36.61m (50' x 120') and the lot is relatively flat with no distinct change in grade.

The property currently hosts a single family home with a two car detached garage built in 1965. There are few trees, no city trees, and minor landscaping elements on the lot.

Surrounding context includes mostly R-C2 zoned lots with M-CG, M-C1 and M-C2 properties along 28th, 29th, and 30th Street to the east. A number of R-CG zoned corner lots are present within a 1.0 km radius.

Should this re-designation be approved, the intention is to redevelop the property into a street oriented 4-unit R-CG rowhouse with 4 secondary suites, and a 4-car detached garage. The main rowhouse units are likely to be 1200-1300 square feet, with each basement suite between 380-450 square feet in floor area. Should this application receive support at Calgary Planning Commission we will be submitting a Concurrent DP prior to City Council.

3104 25 Ave SW is a prime candidate for R-CG development for a number of reasons:

1. Meets the Location Criteria for Multi-Residential Infill Development

- On a Corner Parcel,
- Within 200m of Transit (Route 6),
- One block within a Major Roadway (26th Ave SW – Collector),
- Adjacent to existing or Planned Non-residential or Multi-residential Development (2604 33 St SW R-CG land use district)
- Provides Direct Lane Access.

2. The property offers close proximity to frequent public transit

- 200 m to the #6 frequent bus service (along 26th Ave SW),
- 650 m to the #9 frequent bus service (along 37th St SW),
- 650 m to the #697 & #699 bus route (along 37th St SW),
- 650 m to the #306 frequent bus service (along 37th St SW),

- 650 m to the #2 frequent bus service (along 17 Ave SW),
- 650 m to the #698 bus route (along 17 Ave SW), and
- 1.0 km to the Westbrook LRT Station

3. An abundance of parks within walking distance

Within a 1.0 km radius, 11 green spaces exist that serve a variety of uses – from outdoor sports to children’s playgrounds. Most notably, the Killarney park is within a 320m walk and boasts tennis courts, a community garden, and outdoor fields that serve a variety of uses.

4. Conveniently located near schools

The Mount Royal University Campus is located 2.5km to the South. The site is also well serviced by primary and secondary schools including Killarney School, Glamorgan School, AE Cross School, Glenbrook School, Calgary Christian School, Calgary Christian Secondary School, St. Thomas Aquinas School, Richmond School, and Glenmeadows School. Each is within a reasonable walking or bicycling distance.

5. Close to work

The property is centrally located to a number of employment centres - Westbrook Mall, commercial storefronts along 17th Avenue SW, the Signal Hill Shopping Centre, Westbrook Corporate Campus, the ATCO Corporate Campus, and the Mount Royal University.

6. Proximity to major road networks

If traveling by car, the property has quick and easy access to Sarcee Trail via Richmond Road, Crowchild Trail via 26th Avenue SW, Bow Trail and 17th Avenue via 37th ST SW, and Glenmore Trail via 37th ST SW. A drive into the downtown city centre would take approximately 10-13 minutes.

The abundance of nearby amenities makes this an ideal location for suited rowhousing. This type of development provides housing opportunities for the missing middle and supports the initiatives for planned and thoughtful growth through the Calgary Municipal Development Plan. Re-development of parcels adjacent to two streets is one of the primary objectives of the R-CG district. A rowhouse with street oriented units helps to ease density increases while providing sound and visual barriers from 25th Avenue SW corridor to mid-block properties.

Regards,

Clay Israelson AT,
Vaughn Makey AT,
Quinton Fediuk AT,
Shawn Jensen AT Principal