

Applicant Submission

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

February 8, 2023

Re: 1128-1140 38th Street SE
Planning Justification in Support of Land-Use Application

New Century Design is making an application on behalf of Tawfiq Kara for the re-designation of 1128, 1132, 1136 and 1140 38th Street SE in the community of Forest Lawn. We are seeking re-designation from the currently existing R-C2 district to a proposed R-CG district (Residential – Grade-Oriented Infill).

1128 38th Street SE is a mid-block lot along 38th Street SE. The lot dimensions are 15.23m X 38.43m (50' x 126') and the lot is relatively flat with no distinct change in grade. The property currently hosts a single family home with a detached garage. There are few trees and minor landscaping elements.

1132 38th Street SE is a mid-block lot along 38th Street SE. The lot dimensions are 15.23m X 38.43m (50' x 126') and the lot is relatively flat with no distinct change in grade. The property currently hosts a single family home with a detached garage. There are few trees and minor landscaping elements.

1136 38th Street SE is a mid-block lot along 38th Street SE. The lot dimensions are 15.23m X 38.43m (50' x 126') and the lot is relatively flat with no distinct change in grade. The property currently hosts a single family home with a detached garage. There are several trees and minor landscaping elements.

1140 38th Street SE is a corner lot at the NE intersection of 38th Street SE and 12th Avenue SE. The lot dimensions are 15.24m X 38.46m (50' x 126') and the lot is relatively flat with no distinct change in grade. The property currently hosts a single family home with a detached garage. There are few trees and minor landscaping elements.

Surrounding context includes mostly R-C2 and R-C1 zoned lots to the North and West, a large number of M-C1 properties to the East, and mostly R-CG zoned lots to the South.

Should this re-designation be approved, the intention is to redevelop the property into street oriented multiple unit R-CG row houses with secondary suites, and detached garages. Based on public feedback and potential approval at CPC, our clients are considering producing concept plans or a concurrent development permit. This decision has yet to be made and will be decided upon receiving feedback from different parties throughout the LOC process.

1128, 1132, 1136 and 1140 38th Street SE are prime candidates for R-CG development for a number of reasons:

1. The property offers close proximity to frequent public transit

- 200 m to the #43 and #87 frequent bus service and the #135 bus route (along 36th Street SE),
- 300 m to the #49 and #155 frequent bus service (along 8th Avenue SE),
- 350 m to the #42 frequent bus service (along 8th Avenue SE),
- 400 m to the #87 bus route (along 36th Street SE),
- 500 m to the #135 bus route (along 36th Street SE) and,
- 1.2 km to the Franklin 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 Radisson Heights park is within a 1km walk and boasts sports field, playgrounds, and outdoor fields that serve a variety of uses.

4. Conveniently located near schools

The site is well serviced by primary and secondary schools including Patrick Airlie School, Forest Lawn High School, Ernest Morrow School, Jack James High School, Radisson Park School, Father Lacombe High School, Bishop Kidd School. Each are within a reasonable walking or bicycling distance.

5. Close to work

The property is centrally located to a number of employment centres - Commercial storefronts along 17th Avenue SE, commercial storefronts along 52nd Street SE, the Northgate Village Shopping Centre, Marlborough Mall, and commercial storefronts along 36th Street SE.

6. Proximity to major road networks

If traveling by car, the property has quick and easy access to Memorial Drive via 36th Street SE, 17th Avenue SE, Deerfoot Trail via 17th Avenue SE, Barlow Trail SE via 17th Avenue SE. 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 the busier 8th Avenue SE and 36th Street SE corridor to mid-block properties.