

Applicant Submission



Planning, Development & Assessment
City of Calgary
800 Macleod Trail SE

February 6, 2023

Re: 806 14 Street SE - Stewart Livery Applicant Summary

Hello Melodie Horkin,

This is the applicant's planning overview detailing parcel characteristics, the intent of the re-designation, and future development of the Stewart Livery Barn at 806 14th Street SE. We have been working closely with Heritage Planning to enter in the Municipal Historic Resources Designation, Rehabilitation and Compensation Agreement to ensure the Stewart Livery is retained for future generations of Calgarians to enjoy.

The Stewart Livery resides on a large, rectangular corner parcel in Inglewood. The large, gambrel style, white barn is more than 110 years old and is one of the very few remaining examples of this type of structure in Calgary. While currently unused, as its name suggests, the barn used to be an active livery: A structure used to store horses and other transportation methods that could be hired by individuals in need. The 1909 structure is a community and city landmark, even older than our historical city hall building, that has a vibrant history and receives strong emotional attachment from many Calgarians.

806 14th St SE is an ideal location for a low-density multi-family development. Nearby public transportation options are fairly diverse with both existing and proposed LRT stations and bus stops connecting Inglewood residents to the rest of the city. This lot is also directly adjacent and within close walking distance to extensive green spaces, including parks, playgrounds, the Calgary Zoo, the Inglewood Community Association, Wildlands, and Bird Sanctuary, Tom Campbell's Hill Natural Park, and the Bow River and Elbow River trail systems. That's not to mention the benefits of being situated in Inglewood: the slight increase in density increases patrons and employment pools for the local businesses on 9th Ave SE, the neighbourhood has direct access to multiple main roads, and residents have the perks of being 10 minutes from the city core.

11 - 1922 9th Ave SE
Calgary, Ab
(403) 244-9744
www.NewCenturyDesign.ca



Our intention is to rezone the parcel from R-C2 to a Direct Control (DC) district with an R-CG base to allow for 7 dwelling units with secondary suites on the north portion of the lot while renovating the Stewart Livery to accommodate parking stalls on the ground level and a live-work unit on the existing upper level. We have been working closely with Heritage Planning to ensure the Stewart Livery is maintained and will continue this relationship as this application progresses. Other characteristics of this application include: a large shared amenity space provided in a central courtyard, two additional parking stalls provided in an addition to the Stewart Livery (accessed off of the lane), and ample bike parking and alternative mobility storage units provided in suite or within the Stewart Livery (refer to site plan).

Ultimately our goal was to find a better use for the Stewart Livery site that helps to breathe fresh life into a vibrant inner-city property. Through the renovation and redevelopment of the Stewart Livery, it is our hope that this amazing building will be an important landmark for another 100+ years. There will be many challenges throughout planning, permitting and construction but our client, Pen Ventures, has shown their dedication and excitement to preserve the Stewart Livery while adding highly desirable dwellings to Inglewood. We hope the city will support this application and continue work with us to ensure the protection of an incredible historic building while creating highly desirable dwelling units in the heart of Inglewood.

Regards,

Clay Israelson,
New Century Design

11 - 1922 9th Ave SE
Calgary, Ab
(403) 244-9744
www.NewCenturyDesign.ca