

Applicant Submission

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

January 6, 2023

Re: 4104 10th Avenue SW
Planning Justification in Support of Land-Use Application

New Century Design is making an application on behalf of CNJ Developments for the re-designation of 4104 10th Avenue SW in the community of Rosscarrock. 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 10th Ave SW and 40th St SW. The lot dimensions are 15.25m X 38.08m (50' x 125') and the lot is relatively flat with no distinct change in grade.

The property currently hosts a single family dwelling with a two car detached garage built in 1958. There are few trees, shrubs and minor landscaping elements on the lot. There are no city trees adjacent to the site.

Surrounding context includes mostly R-C2 and M-C1 zoned lots. 4316 10 Ave SW is an R-CG zoned lot 2 blocks away. There is also a 2 block section of R-CG lots along 39 St SW between 8 Ave SW and 13 Ave SW.

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.

4104 10th Avenue 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 walking distance of both bus and LRT routes
- Two blocks within a Major Roadway (Bow Trail SW)
- Adjacent to existing or Planned Non-residential or Multi-residential Development (4316 10th Ave R-CG land use district)
- Provides Direct Lane Access.

2. The property offers close proximity to frequent public transit

- 695m to the Westbrook LRT station and 760m to the 45 Street West LRT Station (blue line)
- 340m to the #9 frequent bus route (along 37th St SW)
- 410m to the #70 and #111 bus routes (along Bow Trail SW)

3. An abundance of parks within walking distance

Within a 1.0 km radius, 12 green spaces exist that serve a variety of uses from outdoor sports to children's playgrounds. Most notably, the Shaganappi Point Golf Course is 740m away and leads into a plethora of walking paths and green spaces along the Bow Rover, on the Douglas Fir Trail, and in Edworthy Park.

4. Conveniently located near schools

The site is well serviced by primary and secondary schools of all sorts including St. Michael School, Calgary Arts Academy, Vincent Massey School, Wildwood School, Wildwood School, Westgate School, Glendale School, and Glenmeadows. Each is within a reasonable walking or bicycling distance, and even more are within 5 minutes of driving time.

5. Close to work

The property is centrally located to a number of employment centres - Westbrook Mall, commercial storefronts along 17th Avenue SW and Bow Trail SW, and the busy neighbourhoods of Marda Loop and Kensington.

6. Proximity to major road networks

If traveling by car, the property has quick and easy access to Bow Trail via 40th St, Sarcee Trail and Crowchild Trail via Bow Trail SW, and 17th Avenue via 42nd St SW. A drive into the downtown city centre would take approximately 8-10 minutes.

Given the abundance of nearby amenities, 4104 10th Avenue SW is an ideal location, suited well for rowhousing. This type of development provides housing opportunities for more diverse groups of people and supports the initiatives for planned and thoughtful city growth through the Calgary Municipal Development Plan.

Regards,

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

New Century Design Inc. (Applicant)