

# Applicant Submission

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

March 13, 2023

Re: 3701 & 3703 40<sup>th</sup> Street SW  
Planning Justification in Support of Land-Use Application

New Century Design is making an application on behalf of Cheryl and Jamie Seward for the re-designation of 3701 & 3703 40<sup>th</sup> Street SW in the community of Glenbrook. 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 located at the SW corner of the T-intersection of 35<sup>th</sup> Ave SW and 40<sup>th</sup> St SW. The lot dimensions are 16.76m X 36.56m and the lot is relatively flat with no distinct change in grade.

The property currently hosts a semi-detached dwelling with a two car detached garage built in 1959. There are few trees, two city shrubs, and minor landscaping elements on the lot.

Surrounding context includes mostly R-C2 and M-C1 zoned lots. A number of R-CG and R-CGex 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 row house with 4 secondary suites, and a 4-car detached garage. The main row house 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.

3701/3703 40<sup>th</sup> Street 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 22)
- One block within a Major Roadway (Richmond Rd SW)
- Adjacent to existing or Planned Non-residential or Multi-residential Development (3342 33 Ave SW R-CG land use district)
- Provides Direct Lane Access.

**2. The property offers close proximity to frequent public transit**

- 125m to the #22 bus route (along Richmond Rd SW)
- 315m to the #9 bus route (along 37th St SW)
- 315m to the #306 frequent bus route (along 37th St SW)
- 300m to the #789 bus route (along 33 Ave SW)

- 310m to the #732 bus route (along 37 St SW)
- 480m to the #93, #697 and #699 bus routes (along 45th St SW)

**3. An abundance of parks within walking distance**

Within a 1.0 km radius, 15 green spaces exist that serve a variety of uses from outdoor sports to children's playgrounds. Most notably, the Glenbrook Community Association is within a 550m walk and boasts an ice rink, a multi-purpose court, a playground, and outdoor fields that serve a variety of uses.

**4. Conveniently located near schools**

Mount Royal University is within walking distance being 1.6km away and AE Cross Jr. High School is directly across the street. The site is also well serviced by primary and secondary schools including Killarney School, Holy Name School, Glamorgan 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 and in Marda Loop, 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 33th 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.

Given the abundance of nearby amenities, 3701/3703 40th St SW is an ideal location, suited well for row housing. 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)