

Applicant Submission

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

April 13, 2023

Re: 2240 27 St SW
Planning Justification in Support of Land-Use Application

New Century Design is making an application on behalf of Erica Louise Jacobson for the re-designation of 2240 27 Street SW in the community of Killarney-Glengarry. 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 north-east intersection of 23rd Ave SW and 27th St SW. The lot dimensions are 15.24m X 38.10m 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 1947. There are small city shrubs planted in the boulevard, though no large trees and minor landscaping elements on the lot.

Surrounding context includes mostly R-C2 zoned lots with M-CG properties along 28th, 29th, and 30th Street to the east and along 24A St to the west. A large stretch along 19th Ave is zoned as R-CG, and a number of R-CG zoned corner lots are present within a 1.0 km radius, including the lot directly across the street at 2239 27 St SW which has an approved development permit for a 4-unit/4 suites row house.

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.

2240 27 St 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 350m of Transit (Route 6)
- Three blocks within a Major Roadway (17th Ave SW)
- Adjacent to existing or Planned Non-residential or Multi-residential Development (2239 27 St SW R-CG land use district)
- Provides Direct Lane Access

2. The property offers close proximity to frequent public transit

- 350 m to the #6 bus service (along 26th Ave SW)
- 500 m to the #2 and #698 frequent bus service (along 17 Ave SW)
- 550 m to the #20 & #66 frequent bus route (along Crowchild Trail SW)
- 625 m to the #304 MAX Yellow bus route (along Crowchild Trail)
- 890 m to the #22 & #732 frequent bus route (along 32 Ave SW)
- 1 km to the #9 frequent bus service (along 37th St SW)
- 930 m to the Shaganappi Point LRT Station on the Blue Line

3. An abundance of parks within walking distance

Within a 1.0 km radius, 20 green spaces exist that serve a variety of uses – from outdoor sports to children’s playgrounds. Most notably, the Shaganappi Point Golf Course is less than 1 km away and connects to the Bow River, Lawrey Gardens Park, and many walking paths like the Douglas fir Trail and the Quarry Road Trail.

4. Conveniently located near schools

The Mount Royal University Campus is located 2 km to the South. The site is also well serviced by primary and secondary schools including Alexander Ferguson School, Richmond School, Killarney School, Glendale School, North Point School for Boys, Sunalta School, Sir James Lougheed School, Holy Name School, Calgary Arts Academy, and A.E. Cross 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, Glamorgan Shopping Centre, 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 24th St SW, Bow Trail and 17th Avenue via 27th St SW, and Glenmore Trail via 37th St SW. A drive into the downtown city centre would take approximately 8-12 minutes.

This type of development provides housing opportunities for more diverse groups of people and supports the initiatives for planned and thoughtful city growth outlined in the Calgary Municipal Development Plan (MDP). This proposal would be supported by the Westbrook Communities Local Area Plan (currently in development) if it was to be approved. The 2022 Growth Plan is also supportive of this type of housing as it provides more efficient use of land and existing infrastructure.

We feel that the subject property, 2240 27 Street SW, is an ideal location for suited row housing and we we hope the City will be supportive of this application.

Regards,
Clay Israelson, AT
New Century Design Inc. (Applicant)