

Applicant Submission

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

Re: 2403 Crestwood Road SE

This is the Applicant Submission Summary intended to provide a description of the proposal and planning justification in support of the application.

New Century Design is making an application for re-designation on this property at 2403 Crestwood Road SE in the Millican Ogden community on behalf of Trung Nguyen and Lily Le. We are seeking re-designation from the existing R-C2 district to a proposed R-CG district (Residential Grade-Oriented Infill). The owners have expressed the intention of developing a row house comprised of 4 units with 4 secondary suites. We will be taking a direct approach by reaching out to the Ward Councillor, the Millican Ogden Community Association, and the surrounding residents via a post card delivery within a 90 meter radius to ensure this intention is clear.

The property is a corner lot on Crestwood Road. The lot dimensions are 55 x 120 feet and a rear land exists to the back (west) of the site. The property, built in 1957, is currently a one-storey single detached dwelling with a garage.

Located one block from Ogden Road, the surrounding context includes mostly R-C2 zoned lots with a side-by-side 2-storey infill next to the property, a 5-storey multi-family building directly in front of the property, and a commercial strip with a gas station and other local businesses across the street. The area is well served by Calgary Transit: the property is a 350 m walk to the future Green Line station site in Ogden and a 170 m walk to bus routes #131 and #151.

This site is a prime candidate for R-CG development for several reasons:

1. The mild increase in population density encourages services, businesses, and housing developments along the nearby Ogden Road with a mix of housing types to foster social inclusion and adapt to changes in development trends over time. The proposed development will attract single people, couples, and families as the townhome structure can address the "missing middle" lacking in housing, and the secondary suites is an appealing alternative to multi-condo living.
2. This type of development will offer brand new housing for rent which is lacking in this area. According to RentFaster, there are only 4 rental listing ranging from \$1150 to \$2300. The owners are currently working with CMHC to ensure affordable rental units with below market rents offered to Ogden residents.
3. Corner parcel: This is a corner parcel located adjacent to two streets. This is one of the primary goals for R-CG development where the district was created by the City of Calgary as a row house on a corner parcel to ease slight density increases.
4. Proximity to public transit: This property has access to public transit including: 170 m walk to bus #131 & #151 and is 350 m walking distance to the future Ogden Green Line Station.
5. Proximity to green spaces: This property is very accessible to a variety of public green spaces within walking distance. George Moss Park is a 700 m walk south of the property. There are 3 additional parks shared with schools located 750 m, 800 m, and 900 m from the property with one of the parks serving as a community garden. Other nearby parks are

Pop Davies Athletic Park 1.1 km away, Ogden Outdoor Pool 1.2 km, Ogden Off-Leash Dog Park 1.4 km, and Beaver Dam Flats 1.8 km away. The property is a 12 minute drive to Fish Creek Provincial Park and a 16 minute bike ride to the 50-acre environmental reserve connected to Quarry Park. The Bow River pathway, access to the ability to enjoy water activities and the network of bike, walking, and running trails along with various sports fields, ice rink, tennis courts, and baseball diamonds helps foster connectivity, health and wellness in the community.

6. Distance to nearby schools: walking distance to Sherwood School is 750 m, St. Bernadette School is 800 m away, Banting Best School is 900 m, and Almandine Language Charter Academy is 1.2 km away. There are various other schools within a 3 km radius of the subject lot that have not been noted such as Holy Angels School 2.7 km and Riverbend School 3 km.
7. Distance to major and minor employment centres and commercial storefronts: This property is a 6 minute drive to the City of Calgary's second largest business district of Quarry Park, 7 minute drive to the Foothills Industrial Park, and 10 minutes to Manchester Industrial Park employment, 12 minutes to downtown Calgary, 5 minutes to the 35+ stores in Riverbend Centre Shopping Mall, 9 minutes to Deerfoot Meadows with access to 50+ stores, 10 minutes to Chinook Centre, and Seton Hospital in 16 minutes.
8. Proximity to major road networks: If travelling by car, this property has easy access to Barlow Trail 4 minutes, Deerfoot Trail 6 minutes, Glenmore Trail 7 minutes, 9 minutes to 36 Street, 11 minutes to 52 Street & Peigan Trail, 14 minutes to MacLeod Trail and 20 minutes to the SW Calgary Ring Road.

In summary, we believe that with this abundance of nearby amenities, schools, public transit, green and open spaces, major roadways and employment centres, and designed with the Ogden community in mind, this parcel is in an ideal location suited for row housing. With a 4-unit row house development (R-CG), we will be able to provide a gentle increase in density which will allow a broader range of Calgarians the opportunity to live, work, and play within this established community.

Regards,

Clay Israelson, AT
New Century Design