

Applicant Submission

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

March 10, 2023

Re: 3803 & 3823 19 Street SW
Planning Justification in Support of Land-Use Application

New Century Design is submitting an application on behalf of CNJ Developments for the re-designation of the subject parcels located at 3803 19 St SW and 3823 19 St SW in the community of Altadore. This application proposes a change in the zoning of the properties from R-C2 to R-CG.

The subject lots are adjacent and located on the southwest corner at the intersection of 37 Ave SW and 19 St SW. There is access to a gravel lane along the south perimeter of 3823 19 St SW which connects 19 St SW and 20 St SW. The combined lot dimensions are 33.3m x 38.37m and the area is relatively flat with a downward slope from southwest to northeast. The properties each currently host a single family home. 3803 19 St SW has a house built in 1953 with a single-car attached garage and parking pad in the front, and 3823 19 St SW has a house built in 1950 with a detached double-car garage with access in the laneway. There are few trees, minor landscaping elements on the lot, and two city shrubs in the side boulevard.

Surrounding context includes mostly R-C2. There are also many R-CG zoned corner lots present within a 1.0 km radius, including three R-CG zoned lots one block east. There is also plenty of mixed-use and multi-residential zones in the very near vicinity.

3803 & 3823 19 St SW combined are a prime candidate for R-CG development for a number of reasons:

1. Meets the Location Criteria for Multi-Residential Infill Development

- Within 200 m of transit
- Adjacent to a collector roadway
- Adjacent to existing or planned non-residential or multi-residential developments
- Provides direct lane access

2. The property offers close proximity to frequent public transit

- 170 m to the #7 frequent bus route (along 20 St SW)
- 395 m to the #22 frequent bus route (along 33 Ave SW)
- 410 m to the #13 bus route (along 16 St SW)
- 884 m to the MAX Yellow and #66 frequent bus routes (Marda Loop Station)
- 2.8 km to the Sunalta Station on the Blue LRT line
- 3.17 km to the 39 Avenue Station on the Red LRT line

3. An abundance of parks within walking distance

Within a 1.0 km radius, 17 green spaces exist that serve a variety of uses from outdoor sports and playgrounds to dog parks and walking paths. Most notably, River Park is only six blocks away and connects to Elbow River, multiple walking paths, playgrounds, parks and more. The Marda Loop Community Association is also only 700 m and boasts a playground, outdoor pool, library, and outdoor fields/rinks that serve a wide variety of uses.

4. Conveniently located near schools

Mount Royal University is only 1.5 km away, or a simple 5 minute drive. The site is also well serviced by primary and secondary schools including, but not limited to, Dr. Oakley School, Altadore School, King Edward School, Richmond School, Mount Royal School, William Reid School, Elbow Park School, and Banbury Crossroads School. Each is within a reasonable walking or bicycling distance.

5. Close to work

The properties are centrally located to a number of employment centres. Just a few blocks north on 33 Ave SW, Marda Loop has a number of commercial storefronts and offices. Residents also have easy access to Mount Royal University, the store fronts and offices of 17 Ave SW and the business clusters in CFB Currie and Mission. Altadore Shopping Centre is 6 minutes away by bicycle and Richmond Shopping Centre is only a 9 minute bicycle trip. The core of downtown is less than a ten-minute drive.

6. Proximity to major road networks

If traveling by car, the properties have quick and easy access to Crowchild Trail and 33 Ave via 19 St SW. A person can then get onto 14 St which quickly intersects with 17 Ave SW, and Crowchild Trail which intersects with Stoney Trail, Glenmore Trail, and 16 Ave NW. Drivers can also use 33 Ave SW to get onto Richmond Rd SW which connects to Sarcee Trail.

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. The 2022 Growth Plan is also supportive of this application as it provides more efficient use of land and existing infrastructure. Finally this application falls within the South Calgary/Altadore Area Redevelopment Plan (ARP) which “encourages a variety of housing forms through use of mid-rise buildings that may also include retail, services, and office uses along neighbourhood main streets”.

We feel that the subject properties are an ideal location for the proposed R-CG zoning and we hope the city will be supportive of this application.

Regards,

Clay Israelson, AT
New Century Design Inc