

Applicant Submission

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

February 14, 2023

Re: 1720 33 Ave 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 parcel located at 1720 33 Avenue SW in the community of South Calgary. This application proposes a change in the zoning of the property from R-C2 to H-GO. Future development of the site would align with the H-GO district purpose statement regarding close proximity to a Main Street or Activity Centre, 600m from an existing or capital funded LRT platform, 400m from an existing or capital funded BRT station or 200m from primary transit service.

The subject lot is located along 33rd Avenue SW with access to a gravel lane along the rear of the property which connects 16th St SW and 17th St SW. The lot dimensions are 19.20m x 38.07m and it is relatively flat with a minor slope from north to south. The property currently hosts a single family home built in 1950's with an attached single-car garage and parking pad in the front. There are few trees, minor landscaping elements on the lot, and two city shrubs in the front boulevard.

Surrounding context includes a wide range of land use designations, mostly featuring R-C2 and M-C1. There are also many R-CG zoned corner lots present within a 1.0 km radius, along with multiple land use amendments proposing R-CG and H-GO zoning. Should this re-designation be approved, the intention is to redevelop the property to have 5 units with potential for basement suites.

1720 33 Ave SW is a prime candidate for H-GO development for a number of reasons:

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

- Within 50m of transit (Routes 7 & 22)
- Directly on a collector roadway (33rd Ave)
- 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

- 35 m to the #7 & #22 frequent bus route (along 33 Ave SW)
- 410 m to the #13 bus route (along 14 St SW)
- 700 m to the #6 bus route (along 26 Ave SW)
- 2.2 km to the Sunalta Station on the Blue LRT line
- 2.8 km to the 39 Street Station on the Red LRT line

3. An abundance of parks within walking distance

Within a 1.0 km radius, 16 green spaces exist that serve a variety of uses from outdoor sports and playgrounds to dog parks and walking paths. Most notably, the Marda Loop Community Association is only two blocks away and boasts a playground, outdoor pool, library, and outdoor fields/rinks that serve a wide variety of uses. Slightly further away is River Park which connects locals to a huge network of walking paths and a variety of parks, plus the Elbow River.

4. Conveniently located near schools

Mount Royal University is only 2 km away, or a simple 6 minute drive. The site is also well serviced by primary and secondary schools including, but not limited to, Altadore School, King Edward School, Richmond School, Mount Royal School, William Reid School, Elbow Park School, Dr. Oakley School, and Banbury Crossroads 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. Just a couple blocks west 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 1.5 km away and Richmond Shopping Centre is 1.8 km. The core of downtown is less than a ten-minute drive.

6. Proximity to major road networks

If traveling by car, the property has quick and easy access to Crowchild Trail and 14 St via 33 Ave. A person can get onto 17 Ave SW via 14 St, and Crowchild Trail 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 property is an ideal location for the proposed H-GO zoning and we hope the city will be supportive of this application.

Regards,

Clay Israelson, AT
New Century Design Inc