

Applicant Submission

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

Jan 5, 2022

Re: 3216 26th Avenue SW
Planning Justification in Support of Land-Use Application

New Century Design is making an application on behalf of Pen Lake Ventures Inc. for redesignation of 3216 26th Avenue SW in the community of Killarney. We are seeking redesignation 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 NE intersection of 26th Ave SW and 31st St SW. The lot dimensions are 15.22m X 36.60m (50' x 120') and the lot is relatively flat with no distinct change in grade.

The property currently hosts a single family home with no detached garage build in the 1950's. There are several trees and minor landscaping elements.

Surrounding context includes mostly R-C2 zoned lots with M-C1 properties along 26 Avenue and along 37th Street to the West. A number of R-CG zoned corner lots are present within a 1.0 km radius.

Should this redesignation be approved, the intention is to redevelop the property into a street oriented 4-unit R-CG rowhouse with 4 secondary suites, and a 4-car detached garage. The main rowhouse units are likely to be 1150-1250 square feet, with each basement suite between 380-420 square feet in floor area.

3216 26 Ave 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 400m of Transit (Route 6),
- Along a Major Roadway (26th AVE SW – Collector),
- Adjacent to existing or Planned Non-residential or Multi-residential Development (2804 26 AVE SW R-CG land use district), and
- Provides Direct Lane Access.

2. The property offers close proximity to frequent public transit

- 30 m to the #6 frequent bus service (along 26th Ave SW),
- 500 m to the #9 and #36 frequent bus service (along 37th ST SW),
- 500 m to the #22 frequent bus service,
- 600m to the #93 bus route,
- 1km to the #66 and #20 bus route, and

- 1.3 km to the Westbrook LRT Station

3. An abundance of parks within walking distance

Within a 1.0 km radius, 12 green spaces exist that serve a variety of uses – from outdoor sports to children’s playgrounds. Most notably, the Killarney Park is within a 100m walk and boasts tennis courts, a community garden, and outdoor fields that serve a variety of uses.

4. Conveniently located near schools

The Mount Royal University Campus is located 1.7km to the South. The site is also well serviced by primary and secondary schools including Killarney School, Glamorgan School, AE Cross School, Glenbrook School, Calgary Christian School, Calgary Christian Secondary School, St. Gregory School, Glendale School, and Holy Name School. Each are 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, 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 Richmond Road and 17th 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.

The abundance of nearby amenities makes this an ideal location for suited rowhousing. This type of development provides housing opportunities for the missing middle and supports the initiatives for planned and thoughtful growth through the Calgary Municipal Development Plan. Re-development of parcels adjacent to two streets is one of the primary objectives of the R-CG district. A rowhouse with street-oriented units helps to ease density increases while providing sound and visual barriers from the busier 26th Ave corridor to mid-block properties.