

Applicant Submission

New Century Design is making an application for the redesignation of 4160 42 St SW in the community of Glamorgan to facilitate the development of a 4-unit row house with secondary suites. The proposed land-use amendment would transition the subject site from the existing R-C2 (Residential - Contextual One/Two Dwelling) District to R-CG (Residential - Grade-Oriented Infill) District.

SITE CONTEXT

This site is a 491m² corner lot that currently hosts a single family home, constructed in 1958, with a detached single car garage accessed from the rear lane. The lot is relatively flat with no significant grade changes. There are various trees, shrubs, and other landscaping elements, but no city trees are on this property. Directly across 41 Ave SW is a large green space with schools, activities, and the community association.

Surrounding the parcel is mostly R-C1 designation, with many instances of R-C2, R-CG, and multi-family districts. Of note, an R-CG redesignation was recently approved just 250m north of this site on 42 St SW. There is also an R-CG zone to the east of this site, on 37 St SW.

SITE SUITABILITY

Row homes bring innovative and accessible housing options to Calgarians and address the need for dwellings befitting the 'Missing Middle'. The subject site is particularly well-suited for this type of land-use redesignation to facilitate the intended row house development for the following reasons:

Direct Lane Access: The subject lot is adjacent to a gravel alley lane way on the north perimeter running between 42 St SW and Fenway Dr SW.

Nearby Public Transit: Residents on this property would be within 320m of a frequent bus stop for routes 9, 697, 699, 732 located along 37 St SW. Route 22 provides service to the City Centre and is 275m away on Richmond Rd SW. In under 650m, a person can reach MAX Teal transit at two different stops on 37 St SW.

Proximity to Open and/or Green Spaces: From the subject lot, a person is directly across from Grafton Park which holds multiple sports fields, playgrounds, and the Glamorgan Community Association. There are multiple community centres and green spaces with various uses within walking distance of this lot. Residents will be able to stay active all year round.

Proximity to Work & School: Glamorgan has great local options for schooling and work for both minors and adults. St. Andrew School and Glamorgan School are both directly across 41 Ave SW and collectively teach K-09. There are similarly convenient options for all grades and learning preferences. For those seeking a home to cut their commute down, there are multiple commercial and business pockets surrounding the subject site. Richmond Rd SW and 37 St SW in particular hold opportunities for people of many vocations. Adult student and employees alike will enjoy the proximity this lot has to Mount Royal University: 5 minutes by bike, or under 15 minutes to walk or take transit.

Drivability Factor: Glamorgan is bordered by and has direct access to both Sarcee Trail SW and Glenmore Trail SW, giving residents expansive access to a much larger portion of the city. If a person chose to drive, they could be in the core of downtown in 12 minutes. If they were driving out of the city, they could be outside city limits in under 10 minutes (heading west).

LOCAL AREA POLICY

This project is supportive of the Calgary Municipal Development Plan as well as the Metropolitan Region Growth Plan. It creates diverse housing types and tenures that accommodates broader range of incomes in Glamorgan. It also slightly increases density to allow more people to take advantage of the already established amenities inside and surrounding this neighbourhood. There are already other types of multi-family developments here, so this type of growth will not be out of place in this community.

CONCLUSION

The proposed land-use amendment is in line with the Calgary MDP and Growth Plan. It will facilitate the development of a row house that will mildly increase density in an established neighbourhood while adding to the longevity and character of that community. Furthermore, it will encourage use of transit, access to existing infrastructure, and patronage of the plethora of nearby businesses and storefronts.

For the reasons outlined above, we believe the subject property, 4160 42 St SW, is an ideal location for row housing and we hope the city will be supportive of this application.