

Applicant Submission



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

October 11th, 2023

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**Re: Planning Justification for Land-Use Amendment from R-C2 to R-CG
2804 42 Street SW | Plan 7636HK Block 28 Lot 1**

New Century Design is making an application for the redesignation of 2804 42 St SW in the community of Glenbrook 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

The current building is a single family dwelling with a sidewalk intersecting detached garage initially built in 1959 that fronts onto 42 St SW. The lot is relatively flat with no major grade changes, though it has two city owned trees along 42 St SW.

The surrounding context is mostly R-C1 and R-C2. However, there are many low and high density multi-family districts within the area. Notably, one block away on 30 Ave SW there are many R-CG districts to be seen. Even closer, there is an M-C1 district on 40 St SW.

SITE SUITABILITY

Row homes bring innovative and accessible housing options to Calgarians and address the need for dwellings befitting the 'Missing Middle' of the city. 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:

Lot Size & Orientation: The lot is a 37m x 15m corner lot. It is adjacent to a gravel lane way on the east perimeter which will allow the design to incorporate more efficient parking options and create a safer space for pedestrians by eliminating the current driveway access points that intersect with the sidewalk.

Nearby Public Transit: Residents on this property would be within 170m of a bus stop for route 6 along 26 Ave SW. Route 93 provides service to Westbrook Station and is 340m away. 26th Avenue SW Station is a 483m walk and features access to route 9, 699 and MAX Teal BRT. Additionally, the site is 1km away from 45 Street Station, which is a stop for the Redline LRT.

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Proximity to Open and/or Green Spaces: Directly across 28 Ave SW is a large green space which includes a playground and green space. About 355m away is the Glendale Community Association which hosts an outdoor rink, tennis courts, a playground, and a community garden. Additionally, there are many more sports fields nearby in all directions.

Proximity to Work & School: Glenbrook has great local options for schooling and work for both minors and adults. Without leaving the neighbourhood, you can register your child in grades K-12 inclusive with a variety of learning style options. If you are looking for work, the intersection of Richmond St SW and Sarcee Trail SW features more than one commercial centre with a variety of employment opportunities. Moreover, Mount Royal University is a 9 min bike ride or 16 min transit ride from the lot which, is great for adult students and employees alike.

LOCAL AREA POLICY

The Calgary Municipal Development Plan (MDP) and the Regional Growth Plan are supportive of development that increases density in established neighbourhoods. An R-CG District will increase density moderately while maintaining the character of Glenbrook. It will also provide more diverse housing options for the current and future residents of Glenbrook.

This parcel falls into the Westbrook Communities Local Area Plan (WCLAP) and is considered neighbourhood local with a limited scale modifier. This LAP is supportive of row house developments when there is transit in close proximity, the subject lot is near a main street, the lot is located on a corner parcel, and when it is near a green space. The above section highlights why this land use amendment should be supported. The LAP also addresses the need for the development to complement the surrounding context, consider shading, and protect healthy trees, which will all be adequately addressed in the development stage.

CONCLUSION

The proposed land use amendment is in line with the Calgary MDP and Growth Plan, as well as the WCLAP. 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, while encouraging the use of current and future transit and existing infrastructure.

For the reasons outlined above, we believe the subject property, 2804 42 St SW, is an ideal location for row housing and we hope the city will be supportive of this application.

Regards,

Vaughn Makey, AT
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