

Applicant Submission

NEW CENTURY DESIGN



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

June 21, 2021

Re: 402 26 Ave NW

This is the Applicant Submission Form intended to provide a description of the proposal and planning justification in support of the application.

New Century Design is making an application for redesignation on this property at 402 26 Ave NW in the community of Mount Pleasant. We are seeking redesignation from the currently existing R-C2 district to a proposed R-CGex district (Residential - Grade-Oriented Infill). Our clients expressed clear intention of only developing 4 units (no suites) and we are supportive of this decision. We will be reaching out to both the Ward Councillor, the Mount Pleasant Community Association and the surrounding residents to ensure this intention is clear prior to CPC & Council.

This property is a corner lot at the Northwest intersection of 2nd St N and 26 AVE W. The lot dimensions are 15.24m X 36.64m (50' X 120') and the lot is relatively flat with no distinct change in grade.

Currently existing on the property is a single family home with no garage. The original build date in the late 1940s. There are no city trees near the lot.

Surrounding context includes mostly R-C2 zoned lots with several corner lots in the area zoned R-CG.

The intention, should this redesignation be approved, is to redevelop the property into a 4-unit R-CGex row house with a 4-car detached garage.

This 402 26 Ave NW is a prime candidate for R-CGex development for several reasons:

1. **Corner parcel:** This is a corner parcel located adjacent to two streets. This is one of the primary goals for R-CG development when the district was created by the City of Calgary, as a row house on a corner parcel helps ease slight density increases and provide visual and sound barriers from the busier roads to the mid-block properties.
2. **Proximity to public transit:** This property has access to public transit including: 273m to #2 frequent bus route, 448m to #300/301 frequent bus route.
3. **Proximity to public green spaces:** This property has good access to a variety of public green spaces within walking distance. Most parks are located in the central/west side of the Mt. Pleasant area. One park is located 270m West of the property just off of 4th St. which also is shared with the North Mt. Pleasant Arts Centre. The second is a 8 minute walk to a park that is shared with Saint Joseph School. Mt. Pleasant park is a 10 minute walk west of the property which is where the community recreation centre is also located. This park also has a play ground as well as the community outdoor pool. Confederation park is a 15 minute walk from the property. This park has a great network of pathways for walking, running & biking as well as various sport fields.

4. Distance to nearby schools: Ecole de la Rose Sauvage School is 400m, Saint Joseph Elementary-Jr. High is 460m, Balmoral School 950m, King George School is 1.8km, James Fowler High is 1.3km, Buchanan School is 1.4km, Georges. P Vanier School is 1.5km, Mt. View School is 1.8km and lastly Crescent Heights High School is 1.7km. There are various other schools within a 3km radius of the subject lot that have not been mentioned. Some of these include Southern Alberta Institute of Technologies, Alberta College of Art and Design.
5. Distance to employment centres: This property is centrally located to several major and minor employment centres including North Hill Shopping Centre, commercial storefront along 16th Ave N, commercial storefront along 4st W and commercial storefront along Centre Street. The subject lot also has great access to the downtown core with a travel distance of 4.5km.
6. Proximity to major road networks: if traveling by car, this property has easy access to 16th Ave N (HWY 1), Centre Street, 4st W, Edmonton Trail and Deerfoot Trail.

We believe that with this abundance of nearby amenities, schools, public transit, green and open space, and employment centres, this parcel is in a perfect location for suited row housing. With a 4-unit rowhouse development (R-CGex), we will be able to provide a gentle increase in density which will allow a broader range of Calgarians the opportunity to live within this great community.