

Applicant Submission

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

May 9, 2023

New Century Design Inc.

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**Re: Planning Justification for Land-Use Amendment from R-C2 to R-CG
1408 Renfrew Drive NE | Plan 1838GT, Block 1, Lot 1**

New Century Design is making an application for the redesignation of 1408 Renfrew Dr NE in the community of Renfrew to facilitate the development of a 5-unit row house with secondary suites. The proposed land-use amendment would transition the subject site from the existing R-C2 District to R-CG District.

SITE CONTEXT

The site hosts a single family dwelling, with gravel lanes on both the south and east perimeters. The rear half of the lot is paved and currently used as a parking lot. Surrounding context contains mostly R-C2 to the north and M-C1 to the south, with multiple, already developed multi-family homes along Renfrew Dr NE and Radford Rd NE. This site is also:

- Within 500m of many frequent bus routes and within 2km of 3 LTR stations
- Easily accessed by major roads 16 Ave NE and Edmonton Trail or collector road 8 Ave NE
- Surrounded by parks, community spaces, schools, employment centres, and amenities

RELEVANT CITY POLICY

The proposed development is supportive of the goals outlined in the MDP to increase density, built forms, and housing tenures in established inner-city neighbourhoods. The NHCLAP identifies this site location as suitable for higher density.

CONCLUSION

The proposed land-use amendment is in line with the Calgary MDP and the North Hill Communities LAP. 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. It will encourage use of current and future 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, 1408 Renfrew Dr NE, is an ideal location for row housing and we hope the city will be supportive of this application.

Regards,

Clay Israelson, AT
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