

Applicant Submission



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

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**Re: Planning Justification for Land-Use Amendment from R-C2 to R-CG
201 10 Ave NE | Plan 470P, Block 20, Lots 19 & 20**

New Century Design is making an application on behalf of Mohinder Jaswal for the redesignation of 201 10th Avenue NE in the community of Crescent Heights 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 parcel is located on the southeast corner of the intersection at 10th Ave NE and 1st St NE. The lot dimensions are 36.58m x 15.24m, is relatively flat without a distinct grade change, and currently hosts a single family home (1935) and detached single-car garage. There are minor landscaping elements within the lot and 4 city trees and 2 city shrubs in the boulevard surrounding the lot.

This site is located in the Beaumont / Regal Terrace sector of the Heritage Guideline Area of the North Hill Communities Local Area Plan (NHCLAP). Therefore, the future design and development will reflect the direction set out in the North Hills Community Heritage Guidelines Implementation Guide.

The immediate surrounding context is mostly made up of R-C2, with a large amount of multi-family and commercial districts very nearby. There is an M-C1 development northwest of the subject lot on the same intersection. There are also multiple R-C2 zoned lots and applications in the area. Only one block away on 11th Ave there is a current land-use application for R-CG, and 2 blocks away on 12th Ave there is an already R-CG lot with an approved development permit in place for a 4-unit row house.

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A pre-application assessment was completed before the land-use application was submitted. No major issues were found that would hinder redesignation or development. For reference, see Pre-Application #PE2023-00104.

SITE SUITABILITY

Row homes bring innovative and accessible housing options to Calgarians and address the need for dwellings befitting of the 'Missing Middle' population 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 many reasons, some of which are outlined below:

Direct Lane Access: The subject lot is adjacent to a gravel alley lane way on the south perimeter. This element allows the design to incorporate more efficient parking options and creates a safer space for pedestrians with fewer driveway access points that intersect with sidewalks.

Nearby Public Transit: Residents on this property would be within 200m of bus stops for routes 2, 3, 17, and 745 located along Centre St N. The site is approximately 300, from the future 9th Ave Greenline station.

Proximity to Open and/or Green Spaces: From the subject lot, a person is within a quick and easy walk to many parks, green spaces, and public/community amenities with a variety of uses from playgrounds to walking paths. Notably, Rotary Park is 300m away.

Convenience Factor: This lot has direct access to both Centre St N and Edmonton Trail, both of which are amenity heavy. A resident who chooses to walk would still be less than 10 minutes away from the stores and offices they need for easy and healthy day-to-day living. This location has a walk score of 87 (very walkable) and a bike score of 98 (biker's paradise).

Proximity to Work & School: Crescent Heights has great local options for schooling and work for both minors and adults. Crescent Heights High School is only 370m away, and it one of many schooling options nearby. SAIT is only 2km away and downtown campuses like Bow Valley College and Athabasca University can be reached in 15 minutes via public transportation. Work and career-wise, this site is surrounded by employment hubs on all sides with 16th Ave N to the north, Edmonton Trail to the east, Downtown Calgary to the south, and Centre Street N immediately to the west.



LOCAL AREA POLICY

This development would support the goals of the Municipal Development Plan (MDP) by aiding in the development in a Complete Community and providing more housing options in an employment concentration. Housing diversity, as mentioned by the MDP, helps to stabilize population decline by supporting the demographic needs of established communities and makes neighbourhoods less vulnerable to the consequences of community life-cycling.

So long as the design and development adhere to the Heritage Guidelines, this project also supports the NHCLAP which aims to have a broad range and mix of housing types, unit structures and forms. Specifically, this plan wants building forms that contain three or more residential units to be near transit, near activity hubs, near main streets, and located on a parcel with a lane - all of which we have discussed above.

Because of the nearby, future Greenline, this site falls in a Transit Oriented Development (TOD) area. An R-CG designation and row house would offer an increase in density adjacent to public transit and ensure transit-supportive land uses.

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. And 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, 201 10th Ave NE, is an ideal location for row housing and we hope the city will be supportive of this application.

Regards,

Clay Israelson, AT
New Century Design Inc.