

Applicant Submission

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
2011 - 2017 7 Avenue NW | Plan 710N, Block 6, Lots 12-14**

New Century Design is making an application on behalf of Lawrence and Cornelia Agnew for the redesignation of 2011, 2015 and 2017 7 Ave NW in the community of West Hillhurst to facilitate the development of low-density multi-family dwellings. A Pre-Application Assessment was completed ahead of this application. For details, refer to PE2023-00466.

The intention is to later develop 10 residential units in the row house courtyard built form consisting of two 2-unit and two 3-unit row homes, with secondary suites. The proposed land-use amendment would facilitate this built form by transitioning the subject lots from the existing R-C2 (Residential - Contextual One/Two Dwelling) District to R-CG (Residential - Grade-Oriented Infill) District.

SITE CONTEXT

The consecutive lots face north onto 7 Ave NW with paved lanes on both the southern (rear) and eastern perimeters. Combined, the full lot dimensions are 34.75m x 39.62m, and the land is relatively flat with no significant grade change. The houses that currently reside on the lot were built in 1911, 1920, and 1958 from west to east respectively, and while there are a variety of landscaping details on the lots, there is only one small city tree in the boulevard in front of 2011 7 Ave NW.

The immediate surrounding context consists mostly of R-C2 zoned lots, but with a plethora of special purpose and multi-residential districts. There are also many R-CG zones in the very near vicinity, with the closest one being only 35m away in the same block.

SITE SUITABILITY

Low-density multi-family 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

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particularly well-suited for this type of land-use redesignation to facilitate the intended development for the following reasons:

Direct Lane Access: The subject lot is adjacent to two paved lane ways on the east and south perimeters. This uncommon 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 70m of the nearest bus stop for route 404 located along 19 St NW. Route 104 to the University of Calgary is only a 4 minute walk. The Lions Park LRT Station on the Redline is 690m away.

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, the West Hillhurst Park and Community Association are both right across 19 St SW. Or a resident could go one block north to the sprawling green space of Grasshopper Hill and the West Hillhurst Off-Leash Park. Beyond the parks and playgrounds, both the Bow River and the walking paths along Toronto Crescent are within 1km.

Proximity to Work & School: West Hillhurst has great local options for schooling and work for both minors and adults. The Queen Elizabeth schools which collectively teach K-12 inclusive are less than 10 minutes away by foot, though there are many other options for all students to consider. Many offices and storefronts are within walking and biking distance, too. With 16 Ave NW close to the north and Kensington Road NW close to the south, people of all vocations would feel they have a convenient commute from this site. SAIT is only 1km away - A pleasant feature for students and employees alike.

Drivability Factor: If the future residents are drivers, they will be well serviced by main roads to give them broader access to the city. Memorial Drive NW, Crowchild Trail NW, and 16 Ave NW are all 1km or less away from the subject site. By driving, a person can be at the city centre in 9 minutes or well outside the city in under 25 minutes.

LOCAL AREA POLICY

These lots fall into the Riley Communities Local Area Plan, which is entering Phase 3 of it's creation. While no policy or plans have been formalized, in Phase 1 it was discovered that participants expressed a desire to have a greater range of housing options in the area. Our clients have been in touch with the planner of the Riley Communities LAP to gain insight ahead of development and ensure we plan accordingly. This is part of the reason the proposal includes 2- and 3-unit built forms instead of larger, contiguous row houses.



This project is supportive of the Calgary Municipal Development Plan, as well as the Calgary Metropolitan Region Growth Plan. It creates more diverse housing types, tenures, and densities for a broader range of incomes in West Hillhurst, and simultaneously takes advantage of the existing amenities already established in this neighbourhood. This type of growth strategy is consistent with what we have seen nearby in recent years, with many row houses on R-CG districts already developed throughout the community.

CONCLUSION

The proposed land-use amendment is in line with the Calgary MDP and Growth Plan. It will facilitate the development of 10 new units and secondary suites that will mildly increase density in an established, inner-city neighbourhood, while adding to the longevity and character of that community. It will encourage use of transit, be an attractive housing option for those looking to shorten their regular commutes, and increase use of a wide variety of both public and private amenities in the near vicinity.

For the reasons outlined above, we believe the subject properties, 2011, 2015 & 2017 7 Ave NW, are an ideal location for low-density multi-family residences, and we hope the city will be supportive of this application.

Regards,

Clay Israelson, AT
New Century Design Inc.