

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
460 18 Ave NE | Plan 419R, Block 3, Lots 1 & 2**

New Century Design is making an application on behalf of Alan Kuan and Sophia Wong for the redesignation of 460 18 Ave NE in the community of Winston Heights-Mountainview 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. Prior to this land use application, a Preliminary Assessment was done. It's reference number is: PE2022-01882

SITE CONTEXT

This R-C2 lot currently hosts a single family home built in 1949 with a detached double garage. The site is relatively flat with minor landscaping details, and has three large city trees along the east side. The trees will be protected and maintained throughout and following development. Along the north side there is an Enmax pole with anchors. We have already begun our conversation with Enmax regarding this.

This site is surrounded by a plethora of land use designations. Directly to the south and east are a park and school, respectively. Within one kilometre there are various residential, multi-residential, and commercial districts. The surrounding neighbourhood has a number of R-CG designated zones, including multiple that are only one block north.

SITE SUITABILITY

Row homes bring innovative and accessible housing options to Calgarians and address the the 'Missing Middle' identified by 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:

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Direct Lane Access: The subject site is adjacent to a gravel laneway on the north perimeter. Parking for the proposed row homes will be accessed via this laneway, decreasing the driveway/sidewalk intersections for this lot.

Nearby Public Transit: Residents dwelling on this property would be within 250m of bus stops for routes 4, 5, and 69 located along Edmonton Trail. The MAX Orange route along with route 19 can be accessed at the Edmonton Trail Station, only 300m away. Additionally, the future Green Line LRT is only 700m away via the 16 Avenue N Station.

Proximity to Community 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 features. Notably, Munro Park is directly across 18 Ave NE and boasts a playground, sports field, and fitness equipment for public use. A much larger green space is only 600m away and combines a playground, meandering walking paths, a great off-leash area, and two golf courses.

Convenience Factor: This lot is 200m from 16 Ave NE allowing future residents quick access to the stores and offices they need for easy and healthy day-to-day living. From here, a person can easily walk, bike, or use public transit to get to their preferred grocer, pharmacy, bank, doctor, restaurants and so much more.

Proximity to Work & School: Winston Heights-Mountainview has great local options for schooling and work for both minors and adults. Directly across 4 St NW is Mount View School which teaches K-6 (though there are other similarly convenient options for all grades). The businesses and offices along 16 Ave NE and Edmonton Trail NE offer employment opportunities for a high variety of vocations. Furthermore, SAIT can be reached in under 15 minutes via public transit or cycling for students and employees alike.

LOCAL AREA POLICY

This site is within the boundaries of the North Hill Communities Local Area Plan (NHCLAP). It is identified as a Neighbourhood Local area with a Limited Scale Modifier. The policy stipulates that a building form with three or more units should be within public transit areas, adjacent to a main street or activity centre, and be connected to a lane to accommodate parking. The above points under 'Site Suitability' address all of these requirements. The NHCLAP also specifies that sites like this should compliment the surrounding context, consider sunlight and shade on neighbouring parcels, and protect healthy trees where appropriate. These will be appropriately addressed during design, and the trees, which were already considered during the pre-app phase, will certainly be protected.



This project is supportive of the Calgary Municipal Development Plan, as well as the Calgary Metropolitan Region Growth Plan. It creates diverse housing types, tenures, and densities for a broader range of incomes in Winston Heights-Mountainview, and simultaneously takes advantage of the existing amenities already established inside and surrounding 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, as well as the NHCLAP. It will facilitate the development of a row house that will mildly increase density in an established, inner-city neighbourhood while adding to the longevity of that community. The use of current and future transit, access to existing infrastructure, and patronage of the various nearby businesses and storefronts will be highly encouraged with a development like this, and it will be an attractive option to a more diverse group of residents in Winston Heights-Mountainview.

For the reasons outlined above, we believe the subject property, 460 18 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.