

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
1540 18 Avenue NW | Plan 2864AF Block 3 Lots 19 & 20**

New Century Design is making an application on behalf of David Yanko for the redesignation of 1540 18 Ave NW in the community of Capitol Hill to facilitate the development of a 4-unit row house with potential 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

This R-C2 lot currently hosts a single family home built in 1946 with a detached double garage accessed by 15 St NW. The site is relatively flat with minor landscaping details, and has four city trees along the south and west sides.

Surrounding the lot, a plethora of land use designations appear. There are many multi-residential districts nearby, and, of course, there are also multiple commercial districts with this site being so near 16 Ave NW and 14 St NW. Of particular note are the many lots with R-CG designation in the direct vicinity. To the south there is an R-CG stretch along 17 Ave NW and to the north there are large areas of R-CG districts along 20 Ave NW.

SITE SUITABILITY

Row homes bring innovative and accessible housing options to Calgarians and address the need for dwellings befitting the 'Missing Middle'. The subject site is particularly well-suited for this type of land use redesignation and intended row house development for the following reasons:

Direct Lane Access: The subject lot is adjacent to a gravel lane way on the north perimeter. This element allows the design to incorporate rear parking garages and creates a safer space for pedestrians by reducing the number of driveway/sidewalk intersections currently on the street.

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Nearby Public Transit: Residents on this property would be within 145m of a frequent bus stop for routes 65, 404, and 414 located along 20 Ave NW. They will also only be 155m away from another frequent bus stop for routes 65, 89, 791 & 792 located along 14 St NW. Routes 19, 105, and MAX Orange are 330m away at the North Hill Station. For those who prefer the LRT, the Lions Park Station (Red Line) is 500m away.

Proximity to Open and/or Green Spaces: From the subject lot, a person is within a quick walk to many parks, green spaces, and public/community amenities. Notably, the Capitol Hill Community Association is 2 blocks north and has sports fields, a playground, and a community garden. Further, one entrance to the sprawling Confederation Park is only 500m away and will suit anyone looking for walking paths, vast green spaces, toboggan hills, a golf course, and much more.

Convenience Factor: This lot has direct access to both 16 Ave NW and 14 St NW, allowing future residents convenient connections to the stores and offices they need for easy and healthy day-to-day living. This site has a walk score of 77 (very walkable) and a bike score of 99 (biker's paradise) so most days, a person could avoid driving altogether and still attend to all their appointments and errands.

Proximity to Work & School: Capitol Hill has great local options for schooling and work for both minors and adults. Capitol Hill School, St. Pius X School, and Branton School which collectively teach K-9 are all less than 15 minutes away by walking, though there are many similarly convenient options for all grades and learning preferences. The businesses along 16 Ave NW and 14 St NW, as well as the nearby Foothills Medical Centre, offer great employment opportunities for a very wide variety of vocations. Additionally, students and professionals alike are a 10 minute bike ride from the University of Calgary, and only a 4 minute bike ride to the even closer SAIT campus.

Drivability Factor: This lot has easy access to 16 Ave NW which connects to many other main roads and highways, like Crowchild Trail, Deerfoot Trail, and Stoney Trail at two points, giving drivers expansive access to the city at large. By driving, a resident can be at the city centre in 12 minutes or be outside the city in 16 minutes.

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

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neighbouring parcels, and protect healthy trees where appropriate. These, as well as the limited scale modifier, will be appropriately addressed during design.

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 Capitol Hill, 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. 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 nearby businesses and storefronts.

For the reasons outlined above, we believe the subject property, 1540 18 Ave NW, is an ideal location for row housing and we hope the city will be supportive of this application.

Regards,

Vaughn Makey, AT
New Century Design Inc.