

Applicant Submission

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

February 9, 2023

Re: 202 11 Ave NW
Planning Justification in Support of Land-Use Application

New Century Design is making an application on behalf of Barry Nephin and Calvin Treacy for the re-designation of 202 11th Avenue NW in the community of Crescent Heights. We are seeking re-designation from the currently existing R-C2 district to a proposed R-CG district (Residential – Grade-Oriented Infill).

This property is a corner lot located at the northwest corner of the intersection at 11th Ave NW and 1st St NW. The lot dimensions are 15.24m X 36.58m and the lot is relatively flat with no distinct change in grade.

The property currently hosts a single-detached dwelling built in 1928 with a detached two-car garage. There are some trees and other landscaping elements on the lot, but no city trees.

Surrounding context has a wide variety of land uses including, but not limited to, R-C2, R-C1, M-C1, M-CG, C-COR1 and C-COR2 zoned lots. A number of Direct Control and Special Purpose zoned lots are also present in the near vicinity, and there is another R-CG lot only 400m away with an active development permit.

Should this re-designation be approved, the intention is to redevelop the property into a street oriented 4-unit R-CG row house with 4 potential secondary suites, and a 4-car detached garage. We understand that this property is adjacent to a Heritage District, so if it is highly desired by the community we would be willing to design in a style that is complementary to that which is laid out in the North Hill Community Heritage Guidelines

202 11th Avenue NW is a prime candidate for R-CG development for a number of reasons:

1. Meets the location criteria for multi-residential infill development

- On a corner parcel
- Within 200m of public transit (Route #2 and more)
- One block within a major roadway (Centre Street)
- Adjacent to existing or planned non-residential or multi-residential developments
- Provides direct lane access

2. The property offers close proximity to frequent public transit

- 120m to the #2 frequent bus route (along 12th Ave NW)
- 140m to the #745 frequent bus route (along 12th Ave NW)
- 170m to the #17 & #3 frequent bus route (along 12th Ave NW)

- 170m to the #744 - #748 bus routes (along 1st St NW)
- 500m to the Max Orange & #19 frequent bus routes (along 16th Ave NW)
- 240m to the future Green Line LRT (9 Ave N Station)
- 1.5km to the Red Line LRT (Sunnyside Station)

3. An abundance of parks within walking distance

Within a 1.0 km radius, a plethora of green spaces exist that serve a variety of uses from outdoor sports to children's playgrounds. Most notably, the McHugh Bluff is within a 550m walk and connects walkers and bikers to vast parks, walking trails, the Bow River, and leads to downtown via the Bow River Pathway.

4. Conveniently located near schools

SAIT is within near vicinity at 1.4km away and Crescent Heights High School is directly across the street. The site is also well serviced by primary and secondary schools including Balmoral School, Rosedale School, Sunrise School, Mountview School, Colonel Macleod School, Stanley Jones School. Each is within a reasonable walking or bicycling distance.

5. Close to work

The property is centrally located to a number of employment centres - commercial storefronts and offices along Centre Street N, 16th Avenue N, in Kensington, and in Bridgeland-Riverside. SAIT is nearby, and residents of the area are also within quick and easy range of downtown Calgary.

6. Proximity to major road networks

If traveling by car, the property has quick and easy access to Centre Street via 11th Ave, 16th Ave N and Memorial Drive via Centre Street, and Crowchild Trail, 14th Street, and Deerfoot Trail via 16th Ave. A drive into the downtown city centre would take only 10 minutes.

This type of development provides housing opportunities for more diverse groups of people and supports the initiatives for planned and thoughtful city growth outlined in the Calgary Municipal Development Plan. The 2022 Growth Plan is also supportive of this type of housing as it provides more efficient use of land and existing infrastructure.

We feel that the subject property, 202 11th Avenue NW, 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.