

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
3503 Centre A Street NE | Plan 3674S Block 15 Lot 34**

New Century Design is making an application on behalf of Andrew & Julie Apedoe for the redesignation of 3503 Centre A St NE in the community of Highland Park to facilitate the development of a 5-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 and allow it to host up to 6 units.

SITE CONTEXT

Currently there is a single family house facing Centre A St NE with a detached garage accessed from 34 Ave NE, built in 1952, on the northwest corner of the Centre A St NE and 34 Ave NE intersection. The lot is 23m x 37m and has a grade change going uphill from the southeast corner to the northwest corner. It has various landscaping elements including 5 city owned trees along Centre A St NE. Additionally, it has a gravel lane on the west perimeter.

The surrounding context is quite diverse. It mainly consists of R-C2 zoning, but two full blocks to the west as well as various other parcels in all directions are zoned for multi-residential builds. There are also many low-density multi-family districts, like R-CG and R-CGex, to be seen in the immediate vicinity. Two examples, both about two blocks away, are on the corner of Centre B St NW & 34 Ave NW, and again on the corner of 1 St NE & 33 Ave NE.

SITE SUITABILITY

Row homes bring innovative and accessible housing options to Calgarians and address the need for dwellings befitting the 'Missing Middle' homes 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 the following reasons:

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Nearby Public Transit: Residents on this property would be within 145m of a frequent bus stop for route 3 located along Centre St N. Route 4, 5 and 69 can be accessed on Edmonton Trail about 500m away. Additionally, this lot is within 3 blocks of two different future stations to access the Green Line LRT: 40 Avenue N Station and 28 Avenue N Station.

Proximity to Open and/or Green Spaces: This lot has quick access to many green spaces. Confederation Park is to the west for those who like playgrounds, walking paths, and sports fields. To the east is the Winston Heights Golf Club and the Winston Heights Off Leash Area. Even closer to home, the Highland Park Community Association boasts a playground, a community garden, and an outdoor rink, and is 310m away.

Proximity to Work & School: Highland Park has great local options for schooling and work for both minors and adults. The nearest school, Buchanan School, teaches K-6 and is only a 5 min walk away. All grades, including preschool, are accessible within a 10-minute walk, or less than 1km away. For working adults, this lot is very near the Greenview Industrial Park, meaning a home here would be an excellent option for the many employees who are looking for a shorter commute. In addition, this lot's proximity to Centre St N gives residents of any vocation nearby employment opportunities.

Drivability Factor: While this particular lot has a really good Walk Score and Bike Score, making it very walkable and bikable for most errands and day-to-day living, it's direct access to Centre St N which connects to 16 Ave NE in five minutes by car, gives drivers expansive access to the city at large. By driving, a resident can be at the city centre in under 15 minutes or be outside the city in any direction in under 25 minutes. This lot also has the unique advantage of being within walking distance (6 min) of a Red Arrow, so those who wish to travel outside the city aren't beholden to having a car.

LOCAL AREA POLICY

The Calgary Municipal Development Plan (MDP) and the Regional Growth Plan are supportive of development that increases density in established neighbourhoods. An R-CG District here will increase density moderately while maintaining the character of Highland Park. It will also provide more diverse housing options for the current and future residents.

This site is also 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 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 application of the development permit.

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 neighbourhood while adding to the longevity and character of that community. Additionally, it will encourage use of current and future transit, access to existing infrastructure, and patronage and employment of the plethora of nearby businesses.

For the reasons outlined above, we believe the subject property, 3503 Centre A Street 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.