

Applicant Submission

2023 October 11



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

September 29, 2023

**Re: Planning Justification for Land-Use Amendment from R-C2 to R-CG
7425 20 St SE | Plan 955AV Block 8 Lots 12 & 13**

New Century Design is making an application on behalf of Jieun Ahn and Sunkyung Na for the redesignation of 7425 20 St SE in the community of Ogden to facilitate the development of a 4-unit courtyard oriented development 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.

SITE CONTEXT

Currently on this 36.54x15.25m mid-block lot there is a single family home built in 1953. There is a shared concrete driveway with the neighbour to the south, accessed from 20 St SE. The parcel has lane access on the west perimeter. This lot is relatively flat with few landscaping elements, and includes one city tree in the front.

The residential zoning near this lot is mostly, though not exclusively, R-C2. You will also see a large section of M-C1 just to the northwest. Though there is very little R-CG and similar zoning currently, we anticipate much more in the near future, given the Greenline LRT plans.

Prior to this application, a Pre-Application Assessment was requested of the city and the response can be reviewed with this file: PE2023-01208

SITE SUITABILITY

Row 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 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 112m of a frequent bus stop for routes 36, 41, 43, and 851 located along 76 Ave SE. Route 799 is only 126m away and route 24 can be accessed at only 297m away. Additionally, the planned Ogden Station on the LRT Greenline will be 1km away and will give residents easy access to much of Calgary.

Proximity to Open and/or Green Spaces: The subject lot is surrounded by green spaces on all sides. Notably, to the west a person can have their feet in the Bow River in 675m, less than one block to the north they can enjoy the off-leash dog park, and if they are in the mood to play ball, there are sports fields to both the nearby east and west.

Convenience Factor: This lot has easy access for walkers and bikers to the stores and offices they need for easy and healthy day-to-day living. Most relevant, Glenmore Square is just a 5 minute walk away and hosts a grocery store, pharmacy, bank, medical clinic, salons, shopping, and restaurants.

Drivability Factor: This lot has direct access to Glenmore Trail giving drivers expansive access to the city at large. It can take drivers out of the city to both the east and west, or it take them almost anywhere in the city via it's intersections with Deerfoot Trail, MacLeod Trail, Crowchild Trail, Sarcee Trail and Stoney Trail. By driving, a resident can be at the city centre in less than 20 minutes.

LOCAL AREA POLICY

The Municipal Development Plan (MDP), which support increased density in developed neighbourhoods, states that complete communities should provide a range of housing choices that cover a mix of built forms and ownership tenures. Moderate density increases, such as this, are valuable tools that facilitate growing and changing communities, while maintaining neighbourhood character.

This site falls within the Millican-Ogden Community Revitalization Plan, which includes the Millican-Ogden Area Redevelopment Plan. It is in a low density conservation area, meaning this application will have a concurrent policy amendment application to alter map 5 of the ARP. This ARP has the objective of providing, within the community, a variety of housing types to accommodate differences in age, family size, and income. Missing middle dwellings, such as this one proposed, aid in that objective.

CONCLUSION

The proposed land-use amendment is in line with the Calgary MDP. It will facilitate the development of a courtyard-style built form that will mildly increase density in an established neighbourhood while adding to the longevity and character of that community. And it will

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encourage use of current and future transit, access to existing infrastructure, and patronage of the plethora of nearby businesses and storefronts.

For the reasons outlined above, we believe the subject property, 7425 20 St SE, is an ideal location for an R-CG district and we hope the city will be supportive of this application.

Regards,

Clay Israelson, AT
New Century Design Inc.