

Applicant Submission



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

September 19, 2023

**Re: Planning Justification for Land-Use Amendment from R-C2 to R-CG
602 13 Ave NE | Plan 791P Block 56 Lots 19 & 20**

New Century Design is making an application on behalf of Roy Olsen & Company for the redesignation of 602 13 Ave NE in the community of Renfrew 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.

SITE CONTEXT

The parcel currently hosts a single family home built in 1942, with an attached single-car garage accessed off of 5 St NE. Districts surrounding this lot are mainly comprised of R-C2 zones, with multiple R-CG designations throughout the area. The nearest multi-family district has an R-CG row home just one block south of the subject property, with two more R-CG zones within 2-3 blocks, and M-CG and M-C2 designations appearing just to the north. Lawsons Park is directly adjacent to this property, and is just one of many major amenities in the immediate vicinity.

SITE SUITABILITY

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

Lot Characteristics: The lot is a 15x37m corner lot that is relatively flat with no major grade change, and holds no City trees or landscaping. It fronts onto 13 Ave NE and is within 1 minute of both 16 Ave NE and Edmonton Trail. There is also direct lane access, which will allow the future development to include garages facing the lane and remove the current sidewalk-intersecting driveway.

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Nearby Public Transit: Residents on this property would be within 115m of a bus stop for routes 17 and 745 located along 12 Ave NE. Routes 4, 5, and 69 are 400m away on Edmonton Trail and provide frequent service. 16 Ave NE lets residents access route 19 with a four minute walk, or the MAX Orange route via Edmonton Trail station after a seven minute walk. In the near future, residents will also be able to take advantage of the Green Line LRT via the 16 Ave NE or 9 Ave NE stations, both of which are less than 1km away from the subject lot.

Proximity to Open and/or Green Spaces: This lot shares a border with Lawsons Park which has a large green space, playground, and a ga-ga-ball pit. One block to the east leads a person to the Renfrew Aquatic & Recreation Centre, Stew Hendry Arena, Renfrew Tennis Courts, and Renfrew Athletic Park, which can keep all ages active all year round. The Renfrew Community Association and all it boasts are 590m away.

Proximity to School & Work: Renfrew has great local options for schooling and work for both minors and adults. Colonel Macleod School is the nearest primary school at just 5 minutes away but residents wouldn't need to go much further to access other grades or teaching languages. Younger families will be very near the Trellis Renfrew Club and the Boys and Girls Club of Calgary for desirable after school care. For those seeking a home with a decent commute to work, there are opportunities for people of many vocations Edmonton Trail, Centre St N and 16 Ave NE including care centres, retail, hospitality, and skilled services among many others. Adult students and employees alike can make their way to SAIT via bike, car, or bus in 15 minutes or less.

LOCAL AREA POLICY

This parcel falls in the North Hill Communities Local Area Plan (NHCLAP). It is identified as Neighbourhood Local with a Limited Scale Modifier which encourages residential development that supports a broad range and mix of housing types, unit structures and forms, but must be three storeys or less. The NHCLAP states that building forms with three or more units should be supported when they are near public transit, near a main street, on an active road, and adjacent to a laneway. This parcel meets these requirements.

This project is also supportive of the Calgary Municipal Development Plan, as well as the Calgary Metropolitan Region Growth Plan. It creates more diverse housing types, tenures, and densities for a broader range of incomes in Renfrew, and simultaneously takes advantage of the existing amenities already established in and around this neighbourhood. Renfrew is a desirable inner-city neighbourhood that has seen population decline since 1968. This application aims to aid in amending that by aligning with a growth strategy consistent with what we have seen nearby in recent years, with many row houses on R-CG districts already developed and approved throughout the community.

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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. Furthermore, it will 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, 602 13 Ave NE, is an ideal location for row housing and we hope the city will be supportive of this application.

Regards,

A handwritten signature in black ink, appearing to read 'Clay Israelson'.

Clay Israelson, AT
New Century Design Inc.