

Applicant Submission



Planning, Development & Assessment
The City of Calgary
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November 27, 2023

**Re: Planning Justification for Land-Use Amendment from R-C2 to H-GO
839 20 Avenue NW | Plan 2934O Block 17 Lots 21 & 22**

New Century Design is making an application on behalf of City Line Custom Homes for the redesignation of 839 20 Ave NW in the community of Mount Pleasant 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 H-GO (Housing - Grade-Oriented Infill) District.

SITE CONTEXT

The parcel currently has a single family dwelling facing 20 Ave NW that was built in 1945, with a detached single car garage which is accessed from 8 St NW. This lot is relatively flat and has some trees and landscaping elements, but no city-owned trees. The nearest ENMAX power lines are on the opposite side of the lane, which is gravel and lies on the south perimeter of the subject lot.

The surrounding context is mostly R-C2, but has many higher density districts throughout. Of note, 20 Ave NW has multiple R-CG zoned lots, particularly on corners like this subject lot, and some H-GO zones, like the one just 4 blocks to the west. The nearest R-CG zone is directly across 8 St NW and there is a current application for an additional H-GO district only 2 blocks west on 19 Ave NW.

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:

Nearby Public Transit: The nearest bus stop is less than 20m away on 20 Ave NW and hosts route 404. Route 5 is 255m away on 10 St NW, route 4 is 265m away on 10 St NW, route 19 is



350m away on 16 Ave NW, and route 2 is 660m away on 4 St NW. The MAX Orange route can be easily accessed on 16 Ave NW, 600m away. The Red Line LRT can take in nearby riders at the SAIT/ACAD/Jubilee Station, which is 1.03km away or a 6 minute bike ride. Two future Green Line stations will be within 1.5km: the 16 Ave Station and the 28 Ave Station.

Proximity to Community and/or Green Spaces: The Mount Pleasant Community Association is an 8 minute walk away and boasts a sports flex with an indoor skating rink, and outdoor pool, a park and playground, a donation bin, a dance hall, and an event space. There is an off-leash dog park 2 blocks away to the east, an entrance to Confederation Park 615m away, and the Mount Pleasant Arts Centre is 825m away. This location is also in close proximity to a neighbourhood activity centre (one block away to King George School and Playground) and to a community activity centre (500m to SAIT).

Convenience Factor: This lot has direct access to both 16 Avenue (6 minute walk) and 4 St NW (18 minute walk), which are an urban main street and neighbourhood main street respectively. Together they allow future residents to access the stores and offices they need for easy and healthy day-to-day living, and offer employment for those of a variety of vocations who are looking for a shorter commute. 839 20 Ave NW has a walk score of 83 (very walkable) and a bike score of 97 (biker's paradise). A driver can commute to downtown in 7 minutes, or be outside of the city in 20 minutes.

Proximity to School: Mount Pleasant has great local options for schooling for both minors and adults. King George School is just one block away and teaches grades K-5 with a French Immersion option. There are 8 other school and learning options within 2km of the subject lot that cater to grade school level students. As mentioned above, SAIT is 500m away and can be reached easily by students (and employees and visitors) on foot or by bike.

LOCAL AREA POLICY

This site is within the boundaries of the North Hill Communities Local Area Plan (NHCLAP). It is identified as a Neighbourhood Connector area with a Low-Modified Building Scale. The NHCLAP supports residential development in this area that increases the frequency of units and entrances facing the street and promotes higher density. Additionally, the NHCLAP wants to develop units that encourage the use of transit and alternative mobility. As outlined above, the proximity of this parcel to transit and other amenities makes it a prime candidate for an H-GO district in Mount Pleasant.

This project is also supportive of the Calgary Municipal Development Plan and the Calgary Metropolitan Region Growth Plan. It creates more diverse housing types, tenures, and densities for a broader range of incomes, and simultaneously takes advantage of the existing amenities already established in and around this neighbourhood. Mount Pleasant is a desirable inner-city



neighbourhood that has been growing moderately in population. This application aims to aid in providing housing for those who want to call Mount Pleasant home.

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. It will also encourage use of transit, access to existing infrastructure, and patronage of the plethora of nearby businesses, storefronts, and community centres.

For the reasons outlined above, we believe the subject property, 839 20 Ave 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.