

Applicant Submission

January 4, 2024

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



New Century Design Inc.
11 - 1922 9 Ave SE
Calgary Ab T2G 0V2
403.244.9744
info@newcenturydesign.ca

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**Re: Planning Justification for Land-Use Amendment from R-C2 to R-CG
2240 26 Street SW**

New Century Design is assuming the role of applicant for the redesignation of 2240 26 St SW in the community of Killarney/Glengarry to facilitate the development of a 3-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

This corner parcel currently hosts a single family house constructed in 1948, with a detached single-car garage that is accessed off 23 Ave SW. The lot is relatively flat without a major grade change, and has a few landscaping elements including some city-owned shrubs and one city-owned tree. It is bordered on the rear east perimeter by a paved laneway.

The surrounding context is mostly R-C2, with many multi-family pockets within 500m. There are multiple large and small R-CG districts in the area, with the nearest being just one block south on 26 St SW. There is also a 4-unit row house in a DC district one block west on 23 Ave SW.

The nearest bus stop is only 365m away. Additionally, the MAX Yellow route can be used at a stop 450m away, and the Blue Line can be used via the Shaganappi Point C-Train Station that's only 920m away. This lot has direct access to the commercial area of 17 Ave SW allowing future residents to the stores and offices they need for easy and healthy day-to-day living. It has a walk score of 74 (very walkable) and a bike score of 85 (very bikeable).

This lot falls one block south of the Killarney Off Leash Dog Park. It is 450m away from the Killarney Aquatic & Recreation Centre and playground. The Killarney Glengarry Community Association is 410m away, and has green space, a playground, sports and activity space, and an event hall. Children of the area have many schooling options with multiple grade schools being within 1km. Alexander Ferguson School, for example, is only a 9 minute walk.



LOCAL AREA POLICY

The Killarney/Glengarry community is included in the Westbrook Communities Local Area Plan (WCLAP). Within this plan, this address is marked as Neighbourhood Connector with a limited scale modifier. According to the WCLAP, land-use in this area should support a higher frequency of units and be primarily for residential use. This proposal will allow up to 3 units with street-facing doors, along with permitted secondary suites.

This proposed land-use amendment is also supportive of the Calgary MDP and Growth Plan, which look for growth in developed communities. Specifically it looks for development that is compatible with the surrounding area, and for densification in transition zones or areas designated for higher density. R-CG districts are a great solution for moderate densification, as they remain low-density while increasing potential unit count, and are designed specifically to fit in with other low-density districts.

CONCLUSION

The proposed land-use amendment is in line with the Calgary MDP and Growth Plan, as well as the WCLAP. 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 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 at 2240 26 St SW, is an ideal location for row housing and we hope the city will be supportive of this application.

Regards,

Vaughn Makey, AT
New Century Design Inc.