

Applicant Submission



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
1239 18 Avenue NW | Plan 3150P Block 8 Lots 21 & the west half of 22**

New Century Design is making an application on behalf of Ricardo Estrada for the redesignation of 1239 18 Ave NW in the community of Capitol Hill 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

Currently, the parcel hosts a single family house, built in 1946, with a detached, single-car garage on the southeast corner of the 18 Ave NW and 12 St NW intersection. The lot is 36.6m x 11.4m with various landscaping elements and a very minor downward slope from north to south. Two of the trees on this lot are City-owned Colorado Spruce. There is a gravel lane on the south perimeter.

The surrounding area is a varied combination of land-use designations. One block away, the south half of 17 Ave NW is comprised of various multi-family districts, while the north half of 17 Ave NW is almost entirely R-CG. Additionally, there is a large section of R-CG designations to the north of 19 Ave NW. The rest of the immediate area is R-C2 with pockets of R-CG and H-GO throughout.

This site is not a part of a Heritage Guideline Area, but the Pleasant Heights Heritage Guideline Area is directly across 18 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:

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Nearby Public Transit: Residents on this property would be within 570m of the SAIT/AUArts/ Jubilee station for the Red Line of the LRT. The MAX Orange route can be accessed exactly 2 blocks to the south, or 160m away. Additionally, this parcel is within 500m of 11 different bus routes (4, 5, 19, 40, 65, 89, 91, 105, 404, 414), many of which are connected to frequent service bus stops.

Proximity to Green Spaces & Activity Centres: This lot is between, and equal distance to, two identified neighbourhood activity centres: the Capitol Hill Community Association and Centre, and the King George School and Playground. Between the two, you can enjoy playgrounds, sports fields, community gardens, green space, and gathering and event space. SAIT and all it is connected to is just a 6 minute walk away and is identified as a community activity centre. Moreover, for those wanting a greener view, Confederation Park is only three blocks to the north.

Convenience Factor: This lot has direct access to 16 Ave NW via 12 St NW, which gives future residents access to the stores and offices they need for easy and healthy day-to-day living. In fact, this address has a walk score of 77 (very walkable) and a bike score of 98 (biker's paradise). Additionally, drivers can be on 14 St NW via 20 Ave NW very quickly, which gives them greater access to the city at large. They can be outside the city in 20 minutes or at the downtown core in 15 minutes.

Proximity to Work & School: Capitol Hill has great local options for schooling and work for both minors and adults. The nearest school, King George School, is only an 8 minute walk and teaches K-5 with a French immersion program. Children will be able to attend all grades and choose from a variety of learning styles within 1.4km of home. Those seeking employment will favour this location, too. There are plentiful commercial areas featuring restaurants, storefronts, professional offices, hospitality, medical offices, childcare, sales and then some. Students and employees alike will enjoy the close proximity this location has to both SAIT (6 minute walk) and the University of Calgary (15 minutes transit).

LOCAL AREA POLICY

This site is 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 under 'Site Suitability' and 'Site Context' 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.

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These will be appropriately addressed during design and application of the development permit.

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, and simultaneously takes advantage of the existing amenities already established in and around this neighbourhood. Capitol Hill is a desirable inner-city neighbourhood that has been growing steadily in population. This application aims to aid in providing housing for those who want to call Capitol Hill 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. And it will encourage use of public transit, provide access to existing infrastructure, and increase patronage of the plethora of nearby businesses.

For the reasons outlined above, we believe the subject property, 1239 18 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.