

Applicant Submission

2025 January 03



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

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**Re: Planning Justification for Land-Use Amendment from DC29Z91 to R-CG
2838 26th Street SW | Plan 5661O, Block 45, Lots 21, 22 & 23**

New Century Design is making an application on behalf of Amir Wasef for the redesignation of 2838 26 St SW in the community of Killarney/Glengarry to facilitate the development of a 6-unit row house with secondary suites. The proposed land-use amendment would transition the subject site from the existing DC29Z91 (Direct Control) District to R-CG (Residential - Grade-Oriented) District.

The current Direct Control is based on the R-2 (Residential Low Density) District with controls enforcing a wider lot width and larger lot area (both of which this lot satisfies). If it weren't for these two conditions, this lot would have been up-zoned to R-CG or H-GO in August of 2024 with the rest of the City.

SITE CONTEXT

This 22.9m by 38.1m lot currently hosts a single-family house with a rear detached garage accessed from the lane. It is a corner lot on the north-east portion of the intersection at 26 St SW and 28 Ave SW with the front door facing west. The rear lane is grave and runs north to south between 26 Ave SW and 28 Ave SW and hosts power poles along the east side.

The surrounding context includes a wide variety of zoning districts. Directly across the lane is an R-CG lot with an approved DP for a row house. There is an M-CG district across from that. The other direct, one block away, has two more R-CG districts with more approved row house permits, as well as a large blanket H-GO district that partially encapsulates the DC area up to Richmond Rd SW. Within walking distance, you will also see commercial, public and mixed use districts that offer diversity to the area.

SITE SUITABILITY

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Row homes and other forms of low-density multi-family developments 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 for the following reasons:

Nearby Public Transit: Residents on this property would be within 210m of a bus stop for route 6 located along 26 Ave SW. Stop 6675 provides frequent service for routes 22, 66, 699 and 732 provides and is accessed on 33 Ave SW. MAXYellow can be used with a 7 minute walk towards Crowchild Trail (or by using the aforementioned route 6 which intersects). Shaganappi Point Station is a 6 minute bike ride away.

Proximity to Open and/or Green Spaces: The Killarney/Glengarry Community Association is 165m away from the subject lot and holds a great green space, sports areas, a playground and an active events centre. There are more small parks and green spaces nearby, but residents will be especially happy with the Richmond Green area, which is a 10 minute walk away (and has a pedestrian overpass to access safely over 33 Ave SW).

Proximity to Schools: These residents will be 550m from Killarney School and 390m from Richmond School which both teach grades K-6. For grades 7-9, they are quite close to AE Cross School, and high school students would go to Central Memorial High School. Students who prefer flexible learning can go to Banbury Crossroads School, and students with complex needs are near Dr. Oakley School.

Convenience Factor: This lot has quick access to the Richmond Shopping Centre and another commercial bay at 26 Ave SW and 34 St SW for day-to-day running around. Additionally, this lot boasts a Bikeable score of 98 (biker's paradise). If the future residents are drivers, they can be on Crowchild Trail in 5 minutes, giving them access to the greater city.

LOCAL AREA POLICY

In the Westbrook Communities Local Area Plan (WCLAP) this lot is marked as Neighbourhood Local with a limited scale modifier (up to three stories). This plan in this area is supportive of land uses that are primarily residential and display a variety of housing types and unit structures. While the design has not started, the early intentions of the scope are in line with the WCLAP Neighbourhood Local policies. This lot is not in a Heritage Guideline Area.

This project is supportive of the Calgary Municipal Development Plan, as well as the Calgary Metropolitan Region Growth Plan. It creates diverse housing types, tenures, and densities for a broader range of incomes in Killarney/Glengarry. It simultaneously takes advantage of the existing amenities already established inside and surrounding the neighbourhood. This type of

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growth is consistent with what we have witnessed in the community and similar areas of the city, with many low-density multi-family already approved and developed nearby.

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. It will encourage use of current and future transit, access to existing infrastructure, and patronage of the of nearby businesses and storefronts. Additionally, it will further the intention of the Westbrook Communities Local Area Plan.

For the reasons outlined above, we believe the subject property, 2838 26th Street SW, is an ideal location for row housing on an R-CG district, and we hope the city will be supportive of this application.

Regards,

Devon Klingenberg, AT
New Century Design Inc.