LAND USE AMENDMENT
ALBERT PARK/RADISSON HEIGHTS (WARD 9)
12 AVENUE SE AND 34 STREET SE
BYLAW 55D2018 **MAP 16E**

EXECUTIVE SUMMARY

This application proposes to redesignate a single residential parcel in the community of Albert Park/Radisson Heights from a Residential – Contextual One Dwelling (R-C1) District to a Multi-Residential – Contextual Grade-Oriented (M-CGd67) District to allow for grade oriented multi-residential development. A density modifier of 67 units per hectare is proposed to limit density to a maximum of six units. This modifier reflects the applicant's desire to develop a six-unit townhouse style development.
An associated Development Permit for a six-unit, grade-oriented, multi-residential building is currently under review.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION'S RECOMMENDATION 2017 December 14

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 55D2018; and

1. **ADOPT** the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 1302 - 34 Street SE (Plan 4735GD, Block 6, Lot 41) from Residential – Contextual One Dwelling (R-C1) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd67) District, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 55D2018.

REASONS FOR RECOMMENDATION:

The proposal allows for a modest increase in residential density on the parcel and will allow for development that is compatible with the scale and character of the existing neighbourhood. The application is in keeping with the Albert Park/Radisson Heights Area Redevelopment Plan (ARP), and the policies for Established Areas identified in the Municipal Development Plan. The proposal allows for a more efficient use of existing infrastructure that is compatible with adjacent existing development in the area.

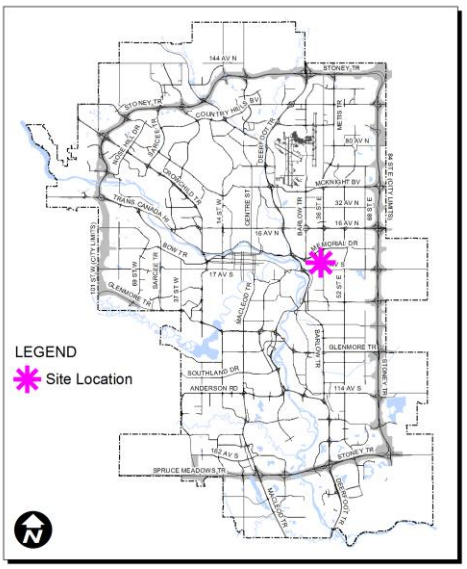
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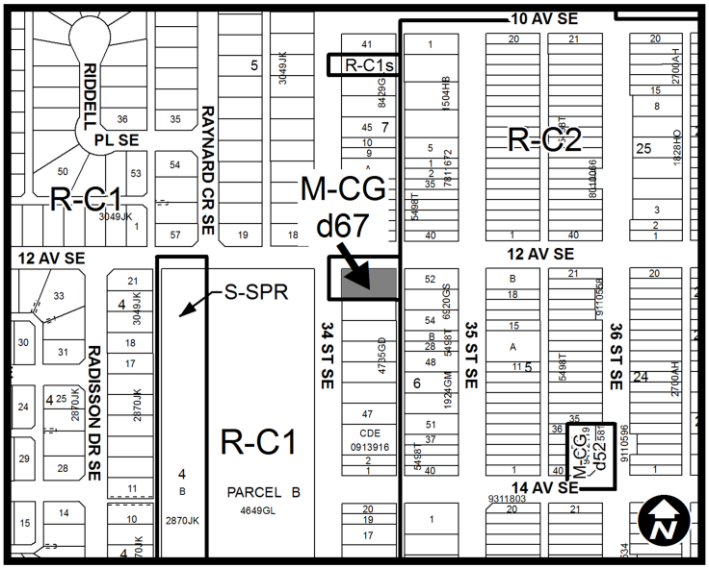
1. Proposed Bylaw 55D2018

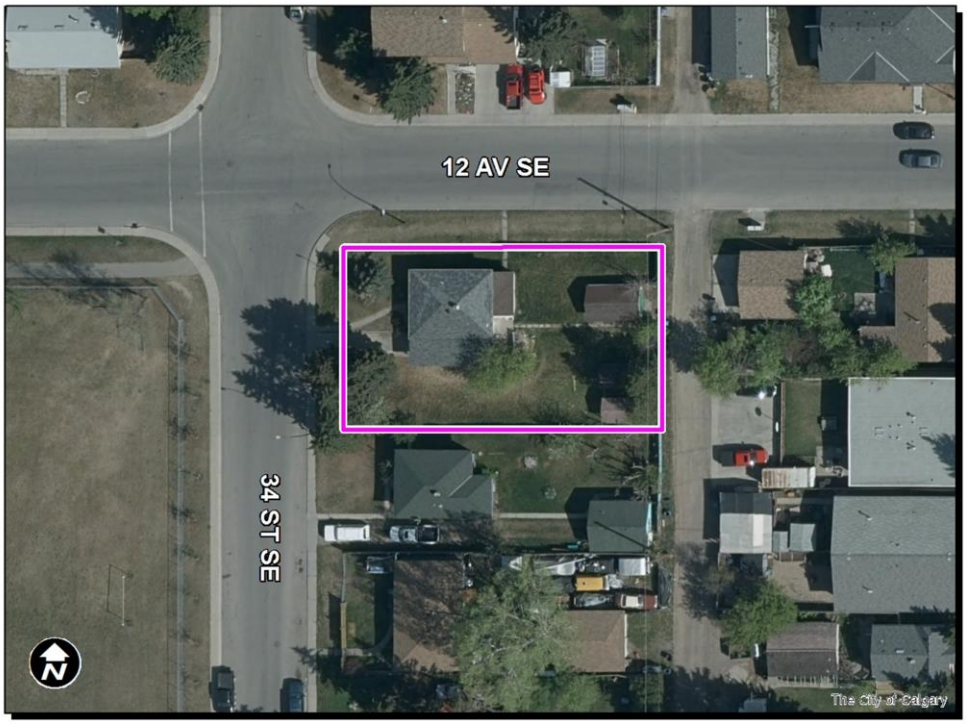
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LOCATION MAPS







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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 1302 - 34 Street SE (Plan 4735GD, Block 6, Lot 41) from Residential – Contextual One Dwelling (R-C1) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd67) District.

Moved by: L. Juan **Carried: 9 – 0**

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Applicant:	***Landowner:***
TC Design and Consulting	Tony Dinh

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the southeast community of Albert Park/Radisson Heights, on the southeast corner of 12 Avenue SE and 34 Street SE. The site is approximately 22.8 metres wide by 39.8 metres in length and is currently developed with a single detached dwelling with a rear detached garage that is accessed by the adjacent lane.

The parcel is adjacent to parcels designated as Residential – Contextual One/Two Dwelling District to the north, south, east and west. The parcels to the north, south and east contain single detached dwellings, while the parcel to the west, formerly the location of David D. Oughton (DDO) School, is presently vacant. Calgary Municipal Land Corporation (CMLC) is in the process of purchasing the land with an objection to develop a master plan that incorporates the community's vision. Initial public engagement has been completed by CMLC, however, a land use plan has not been finalized.

According to data from The City of Calgary's 2017 census, the following table identifies Albert Park/Radisson Heights' peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Albert Park/Radisson Heights	
Peak Population Year	2017
Peak Population	6,745
2017 Current Population	6,745
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed Multi-Residential – Contextual Grade Oriented (M-CGd67) District allows for multi-residential development that is intended to accommodate grade-oriented multi-residential development of low height and low density in close proximity or directly adjacent to low density residential development. The proposed M-CG designation allows for a maximum height of 12

metres and proposes a density modifier of 67 units per hectare, which would allow for up to a maximum of 6 dwelling units on this parcel. The intent of the density modifier is to reflect the applicant's desire to develop a six-unit townhouse style development, and to facilitate development in a form that is compatible with the adjacent residential context.

As part of this review, Administration considered alternative land use districts including the Residential – Grade-Oriented (R-CG) District. However based on a review of these districts and their development rules including setbacks, building heights, chamfer and massing requirements; the M-CG District is believed to be the most appropriate district to enable compatible development on the site.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (Adopted 2014 – Statutory)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (Adopted by Council 2009 – Statutory)

The subject site is located within a Developed Established Residential Area as identified on Map 1 of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with applicable MDP policies for Established Residential Areas that support adaptation of existing housing stock and moderate intensification in form and nature that respects the scale and character of existing neighbourhoods.

The subject site is located within close proximity of transit, major commercial services, and amenities. The proposed M-CG district has rules which respect the existing context and massing of the established neighborhood while allowing for a modest density increase.

Albert Park/Radisson Heights Area Redevelopment Plan (Adopted by Council 1989 – Statutory)

The subject site is located within a Low Density Residential area as identified on Map 1 of the Albert Park/Radisson Heights Area Redevelopment Plan (ARP), and forms part of Area 2, which is intended to contain a mix of single detached and multi-residential dwellings. The ARP contains the following policies:

- retain the low density residential character, while encouraging housing intensification that is sensitive to the established character of the areas;
- encourage intensification that is compatible with the existing residential development; and
- revitalizing housing within the community by providing a variety of housing types and serving a range of households, lifestyles and income levels.

The proposed land use has the ability to meet the above goals and objectives of the ARP, specifically as it will allow for modest residential intensification that is compatible with the community's existing residential development, while also allowing for housing revitalization within the community.

Location Criteria for Multi-Residential Infill (2016 – Non Statutory)

Council adopted the "Location Criteria for Multi-Residential Infill" to provide guidance in the review of land use amendment applications, and associated policy amendments, when considering multi-residential developments in low density residential areas.

The proposed land use meets several of the location criteria for multi-residential infill development in low density residential areas. The table in APPENDIX III provides a summary of alignment with the criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

Municipal Government Act (MGA) - Calgary International Airport Vicinity Protection Area Regulation (2009)

The subject site is located within the Airport Vicinity Protection Area (AVPA). However, it is outside of the 25-30 Noise Exposure Forecast Contour (NEF) and there are no use restrictions at this location.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) or parking study was not required for this land use amendment. Twelfth Avenue SE is a collector roadway. Seventeen Avenue SE in proximity to the site is classified as part of the Primary Transit Network with BRT route 305 and other routes with stops located approximately 700 metres away from the site. Twelfth Avenue SE is also a signed bicycle route with connections to the regional pathway system along Deerfoot Trail.

Vehicular access to the parcel is available from the rear lane. Vehicular access design and location will be determined at the development permit stage.

UTILITIES & SERVICING

Water and sanitary sewer mains are available and can accommodate potential redevelopment of the site without the need for off-site improvements at this time.

Storm sewers are not available and an extension may be required as part of the development permit application process, at the developer's expense.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management.

PUBLIC ENGAGEMENT

Community Association Comments

In support of the application, the Applicant submitted a letter from the Albert Park/Radisson Heights Community Association. See APPENDIX II for this letter. As part of the circulation review process the application was circulated to the Albert Park/Radisson Heights Community Association. No response was received by Administration.

Citizen Comments

Administration received one response expressing concerns regarding the land use application.
The concerns are summarized as follows:

- potential loss of privacy and property values of the sites adjacent to the development;
- incompatible height and density;
- increased traffic impacts on area residents,
- safety concerns with increased traffic in the back lane.

Nine letters signed by area residents identifying ‘no concerns’ were submitted by the Applicant as part of the supporting application materials.

Public Meetings

The Applicant identified meeting with the Albert Park/Radisson Heights CA representatives and the adjacent land owners to discuss this proposal prior to submission of the application to this application to The City.

No additional meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Appl. Sheet.
0190

tricor design group

July 4, 2017

TO: City of Calgary

To whom it may concern:

We wish to move an application forward to have the following property rezoned

1302 34th Street SE

Lot 41, Block 6, Pan #4735GD

We have designed a (6) plex that will provide a multi-family housing. We have taken into consideration the neighbouring area, and have had a meeting with the Community Association, they like our design and are encouraging us to move forward with it.

If further clarification is required please contact the undersigned.

Trish Krause
Office Manager

#201, 4216 12th Street NE, Calgary Alberta T2E 6K9 • Phone: 403.203.1970 • Fax: 403.203.1990

residential • acreage • innercity • estate • vacation • renovations • multi-family • commercial

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APPENDIX II

ALBERT PARK / RADISSON HEIGHTS COMMUNITY ASSOCIATION LETTER

March 30 2017

To whom it may concern,

Genex builders have presented themselves and the plans to develop six single family condominiums at 1302 34 street SE to the Albert Park Radisson Heights Community Association. WE have met on two occasions, Genex has been very forthcoming with the plans, layout and any concerns we have presented to them. We have found these four gentlemen very pleasant, informative and straight forward with the plans. We believe the development in our community will encourage other builders or themselves to continue to improve curbside appearance of new buildings.

Sincerely,

Nancy Kearney
APRH President.

APPENDIX III

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Location Criteria for Multi-Residential Infill	**Meets Criteria?**
On a corner parcel	Yes
Within 400 metres of a transit stop • Approximately 200 metres walking distance to a Route #23, 51, 57 and 72 bus stop on 36 Street SE	Yes
Within 600 metres of a transit stop on the Primary Transit Network approximately • Approximately 700 metres to BRT route #305 on 17th Ave SE	No
On a collector or higher standard roadway on at least one frontage • 12 Avenue SE is a collector roadway.	Yes
Adjacent to existing or planned non-residential development or multi-unit development • The property across 34th Street SE to the west is David D. Oughton (DDO) School site where the Calgary Municipal Land Corporation (CMLC) is in the process of purchasing the land. Initial public engagement has been completed by CMLC. A land use plan has not been finalized.	Yes
Adjacent to or across from an existing or planned open space, park or community amenity • The property across 34th Street SE to the west is David D. Oughton (DDO) School site where the Calgary Municipal Land Corporation (CMLC) is in the process of purchasing the land. Initial public engagement has been completed by CMLC. A land use plan has not been finalized. There is an open space and community amenity elements in the master plan for this site.	Yes
Along or in close proximity to an existing or planned corridor or activity centre • 17 Avenue SE in the vicinity of the site and is classified as a main street.	Yes
Served by direct lane access	Yes