

**LAND USE AMENDMENT
ALBERT PARK/RADISSON HEIGHTS (WARD 10)
12 AVENUE SE AND 25 STREET SE
BYLAW 213D2017**

MAP 16E

EXECUTIVE SUMMARY

This application proposes to redesignate a residential site in the community of Albert Park/Radisson Heights from a Residential – Contextual One / Two Dwelling (R-C2) District to a Multi-Residential – Contextual Grade-Oriented (M-CGd67) District to allow for a multi-residential development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 May 04

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 213D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2617 – 12 Avenue SE (Plan 4349HO, Block 5, Lot 5) from Residential – Contextual One/Two Dwelling (R-C2) 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 213D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable municipal policies including the Municipal Development Plan and the Albert Park/Radisson Heights Area Redevelopment Plan (ARP). The proposal allows for a more efficient use of existing infrastructure that is compatible with adjacent existing development in the area. It allows for a modest density increase for the parcel and facilitates development that is considered to respect the scale and character of the existing neighbourhood.

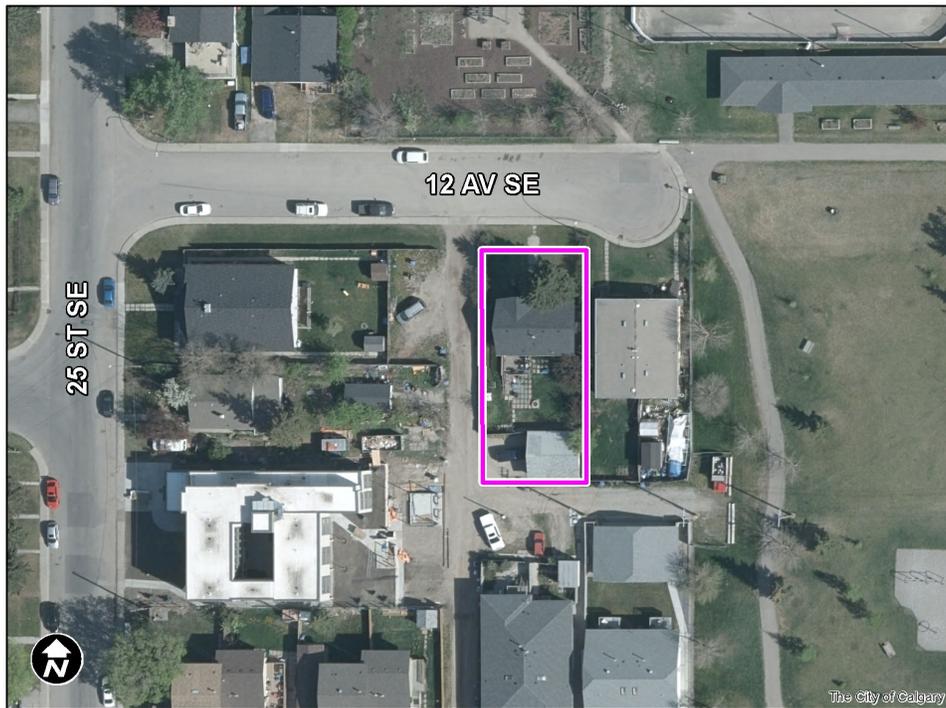
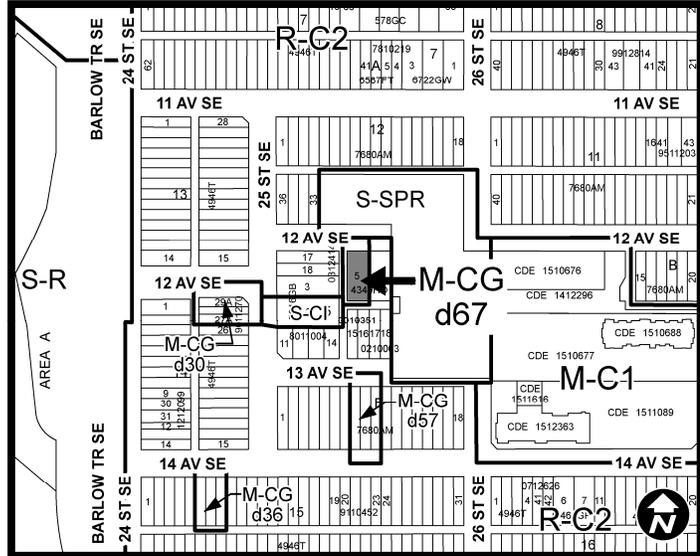
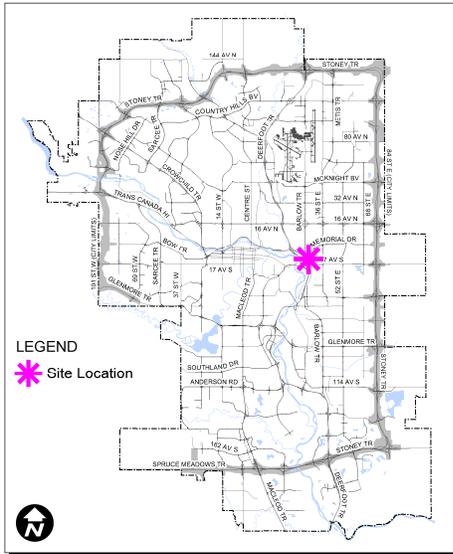
ATTACHMENT

1. Proposed Bylaw 213D2017

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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 0.06 hectares ± (0.15 acres ±) located at 2617 – 12 Avenue SE (Plan 4349HO, Block 5, Lot 5) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd67) District.

Moved by: D. Leighton
Absent: R. Wright

Carried: 6 – 0

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Applicant:

Inertia

Landowner:

Chelsea Limoges-Black

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the southeast community of Albert Park/Radisson Heights and is on 12 Avenue SE, east of 25 Street SE. The immediate area consists of mostly low density residential dwellings and some low density multi-residential dwellings. The site is approximately 16.5 metres wide by 36.6 metres in length and is currently developed with a single detached dwelling with lane access.

The following table identifies Albert Park/Radisson Heights current and peak population profile.

Albert Park/Radisson Heights	
Peak Population Year	1992
Peak Population	6,707
2016 Current Population	6,673
Difference in Population (Number)	-34
Difference in Population (Percent)	-1%

LAND USE DISTRICTS

The proposed Multi-Residential – Contextual Grade Oriented (M-CGd67) District allows for multi-residential development that is intended to be located adjacent to or in close proximity to low density residential districts. The proposed M-CG designation allows for a maximum height of 12 metres and has a density modifier of 67 units per hectare, which allows up to a maximum of 4 dwelling units on this property. The intent of the density modifier is to mitigate some of the concerns raised by the area residents and to facilitate development that is compatible with the adjacent residential context. While a concurrent application process was offered, the applicant wishes to proceed with the land use application prior to submission of a development permit. Thus, no development proposal has been submitted at this time.

In June 2017, Administration will be providing more information to City Council in response to a verbal commitment made on February 13, 2017 to look at issues identified with the M-CG district. Administration has identified that some of these issues go beyond just the M-CG district, and are about the Multi-Residential Districts as a whole. Administration is currently working on a strategy for how to address these.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (Council Adopted 2014 – Statutory) (SSRP)

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 (Council Adopted 2009 – Statutory) (MDP)

The subject site is located within the Developed Residential – Established Area as identified on Map 1 of the MDP. The MDP encourages compact urban form with higher residential densities in areas that can be accommodated within existing infrastructure, public facilities, and public transit. The MDP encourages redevelopment in the developed residential communities that is similar in scale and built form to the existing neighborhoods.

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

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

The subject site is located within the Low Density Residential area as identified on Map 1 of the ARP. The ARP speaks to the preservation of the existing low density residential areas and the proposal is for a modest intensification will be compatible with the existing residential development, and can help achieve the ARP's goals to revitalize the housing 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.

Overall, the subject site meets the location criteria for a multi-residential development. It is located in close proximity to a transit stop and is within reasonable traveling distance to an LRT station. It is not on a corner or along a collector road. However, it has lane access and is located near a park and community amenities (community garden, skating rink, and playing field).

Municipal Government Act (MGA) - Calgary International Airport Vicinity Protection Area Regulation (AR177/2009)

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 restriction at this location.

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TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required for this application.

Pedestrian access to the site is available via an existing network of sidewalks. Public transit (route 26) is available on 25 Street SE, with the nearest bus stop within approximately 130 metres from the site. The Franklin LRT station is located within approximately 800 metres from the site. Vehicular access to the site is available from 12 Avenue SE and the rear lane. It is anticipated that vehicular access for the future redevelopment will be provided to/from the existing lane. On-street parking is available along 12 Avenue and 25 Street SE.

UTILITIES & SERVICING

A Sanitary Servicing Study was not required as part of this application.

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

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

No comments were received from the Albert Park/Radisson Heights Community Association at the time of writing this report.

Citizen Comments

Two letters of objection were submitted from local residents citing concerns relating to on-street parking shortage, traffic congestion, and building height.

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Public Meetings

No public meetings were held by the Applicant nor by Administration for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel is located in the community of Albert Park/Radisson Heights and consists of 0.060 ha. We are proposing a development with a four unit multi residential building with front doors facing 12th Avenue SE and vehicular access from the adjacent lane. Parking would be provided at grade, but in an enclosed garage.

The current land use designation is (R-C2) Residential – Contextual one/two dwelling which allows for single detached or semidetached dwelling and a maximum height 10m. To support the proposed development, we are applying to change the designation from R-C2 to M-CGd67 Multi Residential – Contextual Grade Oriented District.

In addition, the site has specific attributes which make it ideal for a slight increase in intensity;

- The site is only a minute walk from transit routes on 25 Street SE.
- The site is less than 15 minutes walk from Franklin C-Train Station.
- The site is less than 10 minutes walk from Bishop Kidd Junior Highschool.
- The site is about 15 minutes walk from Radisson Park School and Holy Family School.
- The site is less than 10 minutes drive from Marlborough Mall/Walmart Supercentre.
- The site is about 5 minutes walk from Max Bell Centre.
- The site is less than 10 minutes walk from Albert Park Radisson Heights Community Hall.