

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0736

## Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 15 Avenue SE, LOC2020-0060

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### EXECUTIVE SUMMARY

This application was submitted by Civicworks Planning + Design on 2020 May 06, on behalf of Rajpal Chahal. Located in the community of Albert Park/Radisson Heights, this land use amendment application proposes the redesignation of one parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to enable construction of a rowhouse. Specifically, the proposed amendment will allow for:

- rowhouses, in addition to building types already allowed (e.g. single detached, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan* (MDP). A related development permit application (DP2020-3261) was submitted on 2020 May 29 and is currently under review by Administration.

### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing and:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 2840 – 15 Avenue SE (Plan 4946T, Block 17, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

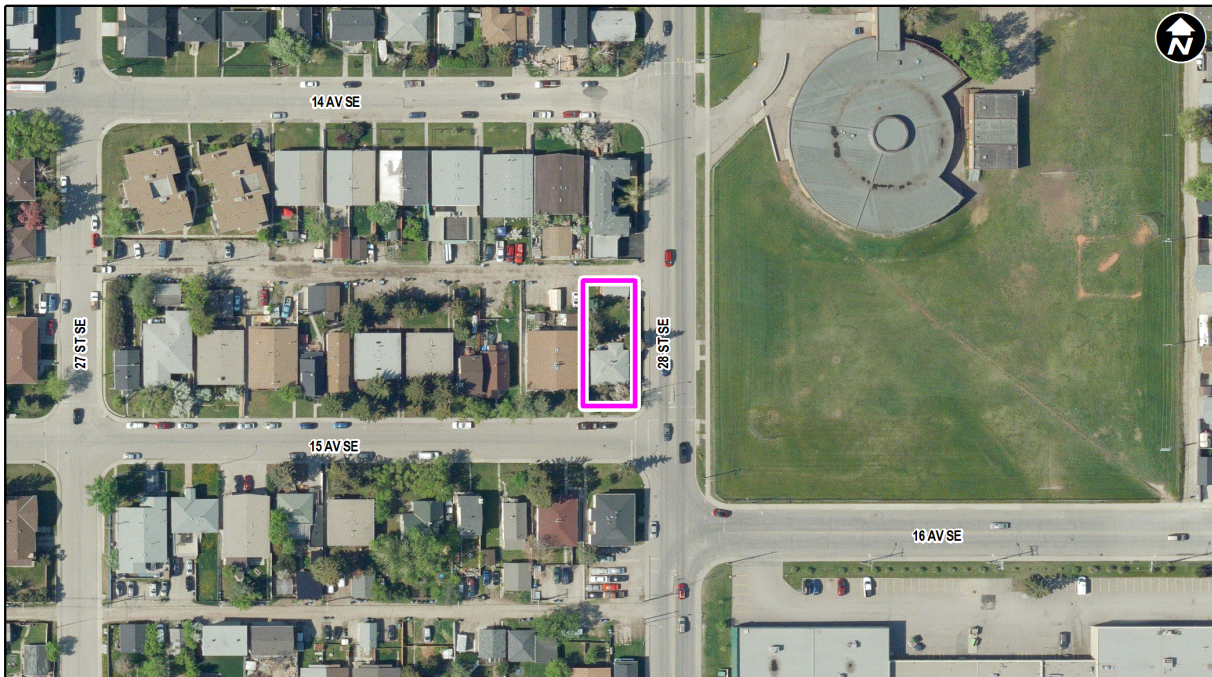
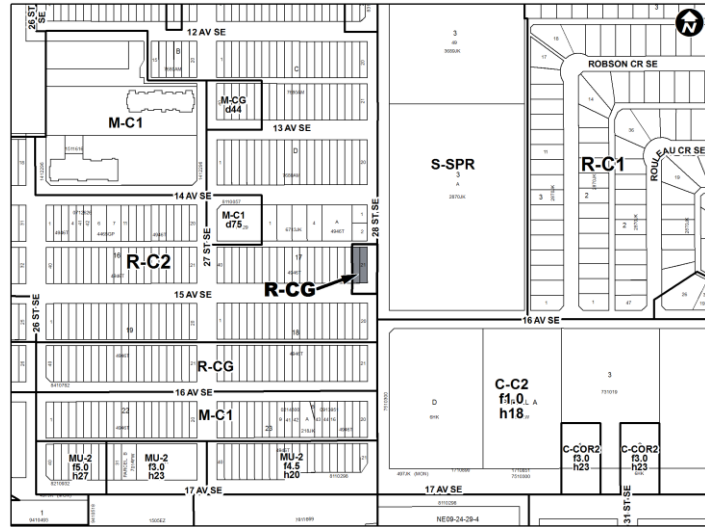
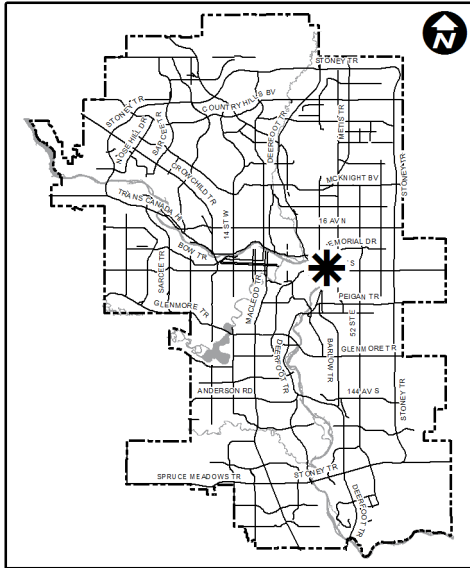
This application was submitted by Civicworks Planning + Design on 2020 May 06, on behalf of Rajpal Chahal to enable construction of a rowhouse, as noted in the Applicant's Submission (Attachment 1).

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Location Maps





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*Figure 1: Community Peak Population*

<b>Albert Park/Radisson Heights</b>	
Peak Population Year	2019
Peak Population	6,997
2019 Current Population	6,997
Difference in Population (Number)	0
Difference in Population (Percentage)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Albert Park/Radisson Heights](#) community profile.

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This land use amendment facilitates grade-oriented residential development of the site in a way that may be contextually appropriate.

#### **Land Use**

The existing R-C2 District primarily allows for single and semi-detached dwellings with a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District allows for grade-oriented development in the form of single detached dwellings, semi-detached dwellings, duplexes, rowhouses, and cottage housing, secondary and backyard suites, a maximum height of 11 metres, and a maximum density of 75 units per hectare, which allows for a maximum of four units on the 0.05 hectare (0.13 acre) site.

#### **Development and Site Design**

The design of the site will be assessed at the time of submission of a complete development permit application.

#### **Transportation**

Pedestrian and vehicular access to the site is available from 15 Avenue SE, 28 Street SE, and the lane. There is a 2.134 metre road right-of way widening setback on the west side of 28 Street SE.

Calgary Transit bus service is available within 75 metres of the site. Additionally, the site is within 300 metres of the 26 Street SE MAX Purple Bus Rapid Transit Station on 17 Avenue SE.

On-street parking adjacent to the parcel is unrestricted along 28 Street SE and 15 Avenue SE.

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No transportation impact assessment or parking study was required for the land use redesignation application review.

### **Environmental Site Considerations**

There are no known outstanding environmentally related concerns associated with the proposal nor site at this time. As such, an environmental site assessment was not deemed required.

### **Utilities and Servicing**

Water and sanitary deep utilities are available. Public storm utilities are not currently available.

Development servicing requirements will be determined during the development permit and development site servicing plan application reviews.

### **Climate Resilience**

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

### **Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

No public meetings were held by the applicant or Administration in association with this application.

No response was received from the Albert Park/Radisson Heights Community Association.

One letter of support was received. The letter identified the following matters:

- increased value of property; and
- more appeal/draw to neighbourhood.

One letter of opposition was received. The letter identified the following matters:

- devaluation of property;
- on-street parking; and
- proximity to a school.

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Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Calgary Planning Commission's recommendation and the date of the Public Hearing will be advertised.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes efficient use of land.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment and policy amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

#### ***Municipal Development Plan (Statutory – 2009)***

The site is within the Residential – Developed – Established area on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP). The Established area is intended to have modest redevelopment that respects the scale and character of the neighbourhood.

The proposal is generally consistent with the policies of the MDP.

#### ***Climate Resilience Strategy (2018)***

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risk. This application does not include any actions that specifically address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

#### ***Albert Park/Radisson Heights Area Redevelopment Plan (Statutory – 1989)***

The site is within a Low Density Residential area on Map 3: Land Use of the [Albert Park/Radisson Heights ARP](#). The intent of the Low Density Residential area is to have single family, duplex, semi-detached, and townhouse dwellings.

The proposal is generally consistent with the policies of the ARP.

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**Social, Environmental, Economic (External)**

The proposed land use district will provide opportunities for residential development.

**Financial Capacity**

***Current and Future Operating Budget***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

***Risk Assessment***

There are no significant risks associated with this application.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed land use redesignation is aligned with applicable policies of the *Municipal Development Plan* and the *Albert Park/Radisson Heights Area Redevelopment Plan*.

**ATTACHMENT**

1. Applicant's Submission