

Planning & Development Report to
Calgary Planning Commission
2020 July 16

ISC: UNRESTRICTED
CPC2020-0737

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 – 14 Avenue SE, LOC2020-0061

EXECUTIVE SUMMARY

This application was submitted by Civicworks Planning + Design on 2020 May 06, on behalf of Jasman Gill 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 5 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 (DP2020-3367) 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 0.07 hectares ± (0.17 acres ±) located at 2840 – 14 Avenue SE (Plan 7680AM, Block D, Lots 19 and 20) 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

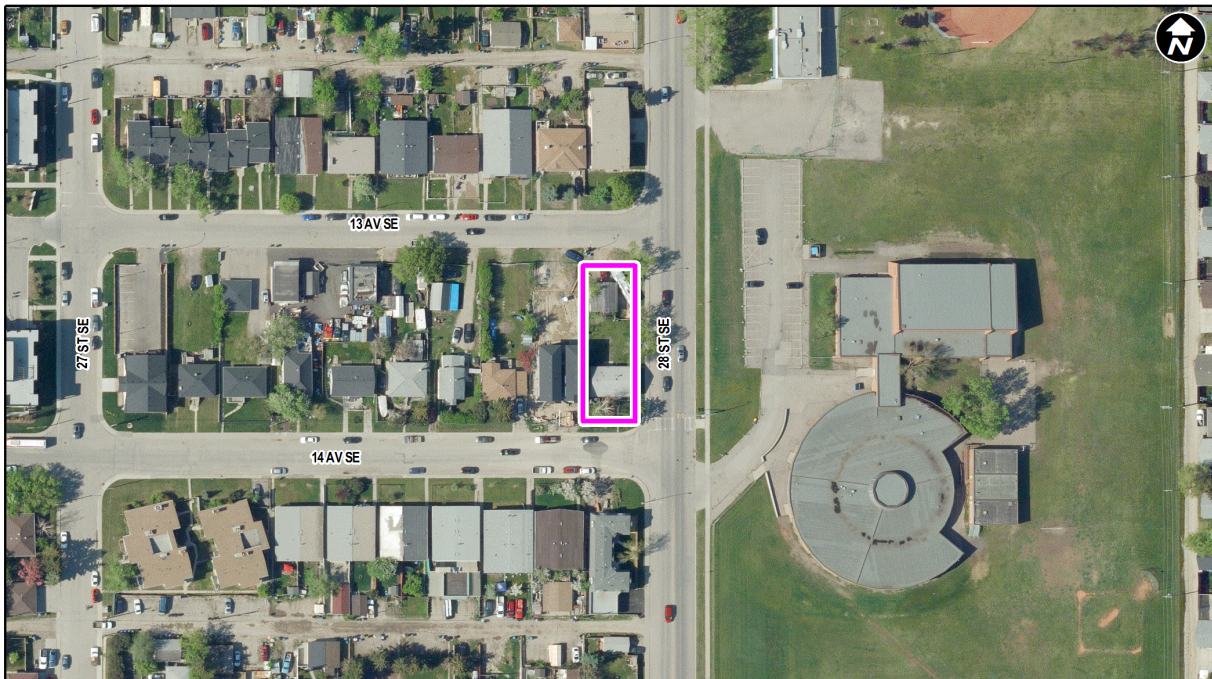
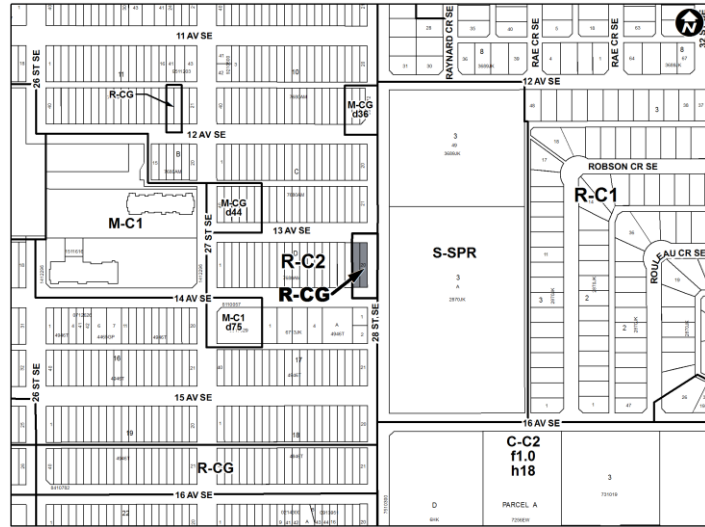
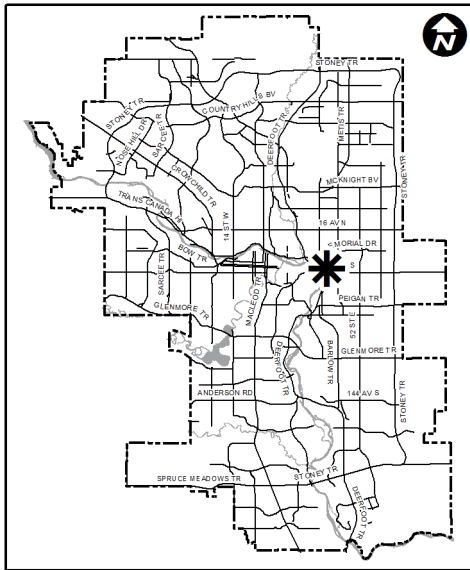
This application was submitted by Civicworks Planning + Design on 2020 May 06, on behalf of Jasman Gill to enable construction of a rowhouse, as noted in the Applicant's Submission (Attachment 1).

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Location Maps



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Site Context

The site is located in the community of Alberta Park/Radisson Heights, on the west side of 28 Street SE, north of 17 Avenue SE. The site is approximately 0.07 hectares (0.17 acres) in size, measuring approximately 15 metres by 45 metres. The site is currently developed with a single detached dwelling.

The site is surrounded by residential lands designated R-C2 District. To the east of the site is Bishop Kidd Junior High School, which is designated Special Purpose – School, Park and Community Reserve (S-SPR) District. Multi-residential, commercial, and mixed-use land use designation exist along 17 Avenue SE, approximately 135 metres to the south of the site.

As identified in *Figure 1*, the community of Albert Park/Radisson Heights reached its peak population in 2019 with a total of 6,997 residents.

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Figure 1: Community Peak Population

Albert Park/Radisson Heights	
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 five units on the 0.07 hectare (0.17 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 13 Avenue SE, 14 Avenue SE, and 28 Street SE. 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 100 metres of the site. Additionally, the site is within 450 metres of the 26 Street MAX Purple Bus Rapid Transit Station on 17 Avenue SE.

On-street parking adjacent to the parcel is restricted along 28 Street SE and unrestricted along 13 Avenue SE and 14 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 Growth Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* 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