

LAND USE AMENDMENT  
ALBERT PARK/RADISSON HEIGHTS (WARD 10)  
16 AVENUE SE AND 27 STREET SE  
BYLAW 193D2017

MAP 16E

**EXECUTIVE SUMMARY**

This application seeks to redesignate a corner parcel located in the community of Albert Park / Radisson Heights from Residential - Contextual One/Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District to allow for Rowhouse Building development.

**PREVIOUS COUNCIL DIRECTION**

The parcel is located within the boundary of the *Southeast 17 Corridor: Land Use and Urban Design Concept Plan* (The Concept Plan). The Concept Plan is a non-statutory local area plan that establishes a long-range framework for land use, urban design and mobility for the Southeast 17 Avenue Corridor.

On 2016 September 13, Councillor Chabot made a Notice of Motion. Council directed Administration to amend The Concept Plan in consultation with stakeholders and have it approved as a statutory document. Details are as follows:

ADOPT, Moved by Councillor Chabot, Seconded by Councillor Carra, that Councillor Chabot's Motion, NM2016-25 be adopted, **after amendment**, as follows:

NOW THEREFORE BE IT RESOLVED that the Planning & Development Department be directed to develop an area specific sign policy similar to the Stephen Avenue sign policy;

AND FURTHER BE IT RESOLVED that Administration, in consultation with stakeholders, be directed to review and bring forward amendments to the 17th Avenue Corridor Study with the goal of having it approved as a statutory document **and to return to Council at the Mid Cycle Adjustments deliberations with funding requests if required.**

CARRIED

Administration is currently working on The Concept Plan amendments.

**ADMINISTRATION RECOMMENDATION(S)**

2017 April 20

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

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**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 193D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2739 – 16 Avenue SE (Plan 4946T, Block 22, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District ~~to~~ Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 193D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed land use amendment is consistent with applicable policies of the Municipal Development Plan (MDP) and the Albert Park / Radisson Height Area Redevelopment Plan (ARP).

The proposal represents a modest density increase for the parcel and allows for a wide variety of low density residential grade-oriented development that is in keeping with the scale and character of the neighbourhood. And the R-CG facilitates development that is considered an appropriate transition between commercial development to the south and low density residential areas to the north.

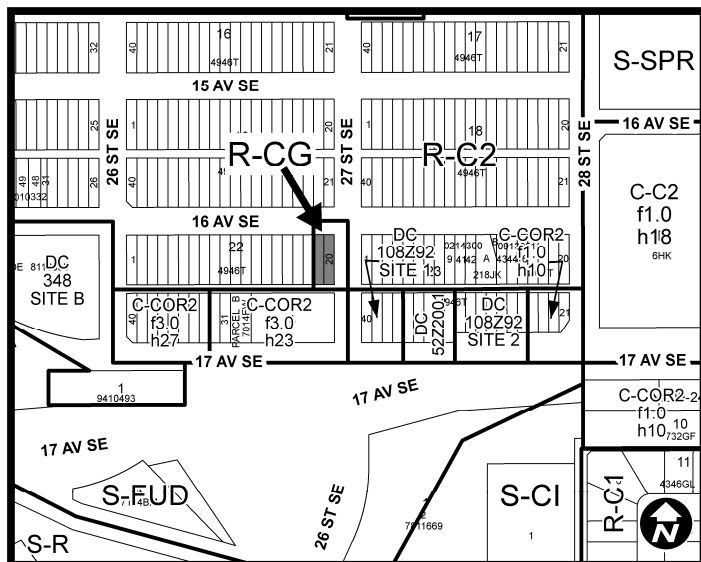
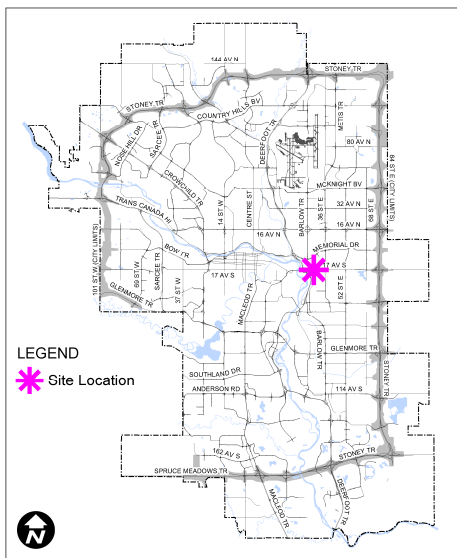
**ATTACHMENT**

1. Proposed Bylaw 193D2017

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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  $\pm$  (0.14 acres  $\pm$ ) located at 2739 – 16 Avenue SE (Plan 4946T, Block 22, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

**Moved by: G.-C. Carra**

**Carried: 7 – 0**

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**Applicant:**

Inertia

**Landowner:**

Elevo Financial Corporation

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcel is located at the intersection of 27 Street SE and 16 Avenue SE in the community of Albert Park / Radisson Heights. The 15 metre wide corner parcel is occupied by a single detached dwelling (one storey bungalow) built in 1938. A lane exists to the south of the parcel.

Parcels to the north, east and west are designated Residential - Contextual One/Two Dwelling (R-C2) District, which is a low density residential district. To the south, across from the lane, are parcels designated Commercial – Corridor 2 (C-COR2) District which include commercial developments.

The Albert Park / Radisson Heights community peak population was reached in 1992. Geodemographics data for 2016 shows that the community population decreased by approximately one percent in comparison to the peak population year.

<b>Albert Park / Radisson Heights</b>	
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 current R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwellings in the Developed Area. Backyard Suites and Secondary Suites are allowed when located on a parcel containing a Contextual Single Detached Dwelling or Single Detached Dwelling. The R-C2 District also allows for non-residential uses including Parks, Protective and Emergency Services, and Place of Worship - Small. The maximum building height is 10 metres.

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The proposed R-CG District is a low density residential district that in addition to Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwellings allows for Rowhouse Building, and Cottage Housing Clusters. The R-CG District allows for Backyard Suites and Secondary Suites in a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Rowhouse Building, Semi-detached Dwelling or a Single Detached Dwelling. Similar to the R-C2 District, the R-CG District allows for non-residential uses including Parks, Protective and Emergency Services and Place of Worship - Small. The maximum building height is similar to the R-C2 District (10 metres), unless Rowhouse Building is considered, in which case the maximum building height is 11 metres.

As per the applicant's statement (APPENDIX I), the proposed redesignation to R-CG is to allow for a Rowhouse Building with four units. It is the Applicant's intent to include one Secondary Suite in each of the dwelling units. The suites are expected to be less than 45 square metres in size. It should be noted that as per section 546 of the Land Use Bylaw 1P2007, when the floor area of a Secondary Suite is 45 square metre or less, the required minimum number of parking stalls for the suite is zero.

Details including built form, number of units, parking and building height will be dealt with at the development permit stage.

## **LEGISLATION & POLICY**

### South Saskatchewan Regional Plan (SSRP)

The high-level scale and scope of the South Saskatchewan Regional Plan (SSRP) policies are not relevant to this application.

### Municipal Development Plan (2009 – Statutory)

The parcel is located in an area identified as Urban Corridor (Map 1: Urban Structure). The Local Area Plan for an Urban Corridor should include all lands fronting directly onto the Urban Boulevard, and extend back at least one block on either side, potentially extending along intersecting street. The highest development densities are to be located on lands directly fronting onto the Urban Boulevard, stepping down to provide transition with lower scale buildings.

Urban Corridors should contain a broad range of employment, commercial and retail uses as well as housing (form, tenure and affordability) to accommodate a diverse range of population. Apartments, mixed-use developments and ground-oriented housing are encouraged.

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The parcel is located half a block north of 17 Avenue SE which is part of the Primary Transit Network (Map 2: Primary Transit Network).

The proposed R-CG is a low density district that allows for grade-oriented housing developments, and is in keeping with the applicable policies of the MDP.

Albert Park / Radisson Heights Area Redevelopment Plan (1989 - Statutory)

The parcel is located in an area identified as Low Density Residential (Map 1: Action Plan Executive Summary). This area encourages compatible infill development. The parcel is within Area 1 (Map 3: Residential Character Areas). The predominant land uses in this area are R-2, R-2A, and R-1, which are low residential districts in the Land Use Bylaw 2P80.

The parcel is identified as an R-2 parcel (Map 2: Existing Land Use District – Supporting Information section). This designation allows for a range of low density residential uses including single family, duplex, semi-detached and townhouse dwellings. The inclusion of commercial uses within this area is discouraged.

The R-CG district is a low density residential district that allows for a variety of low residential developments, hence meeting the intent of the plan.

Southeast 17 Corridor Land Use and Urban Design Concept (2010 – Non-statutory)

The area where the parcel is located is identified as Character Zone 1: Western Gateway (Map 5: Character Zone). This area encourages a mixture of diverse but compatible land uses and building heights.

The Land Use Concept Map (Map 6) identifies the parcel as Multi-Residential. The Multi-Residential areas are proposed along much of the Corridor as a transition between mixed use development fronting onto 17 Avenue SE and low density residential areas in the communities to the north and south. These areas allow for a wide range of multi-residential development including apartment buildings, townhouses, rowhouse buildings and stacked townhouses. A maximum of four storeys is allowed in the parcel.

The plan also notes that 17 Avenue SE functions as a multi-modal urban boulevard where walking cycling and transit are the priorities and identifies it as the International Avenue Business Revitalization Zone (BRZ).

The proposed R-CG District allows for a variety of low density residential development compatible with The Concept Plan.

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Location Criteria for Multi-Residential Infill (2016)

The Location Criteria assist in the evaluation of land use amendment applications to support multi-residential, rowhouse building, and cottage housing clusters developments.

Although the parcel is not located along a collector road, and is not adjacent to a park, open space or community space the parcel is:

- a corner parcel with direct lane access;
- located half a block north of 17 Avenue SE which is part of the Primary Transit Network;
- located approximately 120 metres north from a bus stop that includes a BRT route;
- located approximately 300 metres southwest from a Bishop Kidd Junior High School site with playfields;
- located approximately 300 metres east of an open green space that includes connections to the regional pathways system and the Max Bell Arena; and,
- adjacent to (backs onto) a commercial development.

Calgary Airport Vicinity Protection Area Regulation (AVPA) (2009)

The parcel is within the AVPA. However it is outside of the 25 - 30 Noise Exposure Forecast Contour (NEF). There are no restricted uses in this area. Acoustical requirements set out in the Alberta Building Code apply to developments in this area and are considered at the development permit and building permit stages.

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required for this application.

The parcel is located north of 17 Avenue SE which is part of the Primary Transit and Primary Cycling Network. 17 Avenue SE is also a Rapid Transit Corridor. Two bus stops are located within 200 metres from the subject parcel. The stops are for Route 1 which is a Bus Rapid Transit Route. Improvements to the bus stops are part of the proposed Transitway upgrades along 17 Avenue SE (Southeast 17 Avenue Corridor Study).

**UTILITIES & SERVICING**

Water, storm and sanitary sewer mains are available to service the site.



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**GROWTH MANAGEMENT**

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

**PUBLIC ENGAGEMENT**

**Community Association Comments**

During the circulation stage, the president of the Albert Park/Radisson Heights Community Association contacted Administration to enquire about the application. The Community Association did not have any concerns. No written communication followed the conversation.

**Citizen Comments**

One telephone call was received from a resident asking for information on the proposal and timelines. The resident indicated concerns with future parking arrangements and privacy. No written communication followed the conversation.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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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 0.0556 ha. The land is privately owned. A land use amendment is required in order to construct a four-unit Rowhouse Building which is a project better suited to this site than a semi-detached building.

The current land use designation is R-C2 (Residential – Contextual One / Two Dwelling District which allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

The proposed development will be in a Rowhouse Building configuration, providing four dwellings. Each dwelling will have a secondary suite in the basement. Front doors will be facing 27 Street SE and 16 Avenue SE. All parking will be provided on-site as required by the Land-use. The secondary suites will not require dedicated parking stalls, as they will be designed at or below 45m<sup>2</sup>.

A new land use designation is required to support this development; therefore, the application is seeking to amend the designation to a Residential – Grade-Oriented Infill (R-CG) District.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

*Accommodates grade-oriented development in the form of Row house Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.*

This proposed development is consistent with the ARP for Albert Park / Radisson Heights which encourage compatible infill developments with the use of approved residential infill guidelines, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services. In addition, the site has specific attributes which make it ideal for row house development:

- The site is only 5 minutes' walk from transit routes on 17 Avenue SE.
- The site is less than 10 minutes' walk from Bishop Kidd Junior High school.
- The site is one block away from shopping center on 17 Avenue SE.
- The site is less than 2 minutes' drive to Barlow Trail & 17 Avenue SE, a major corridor