

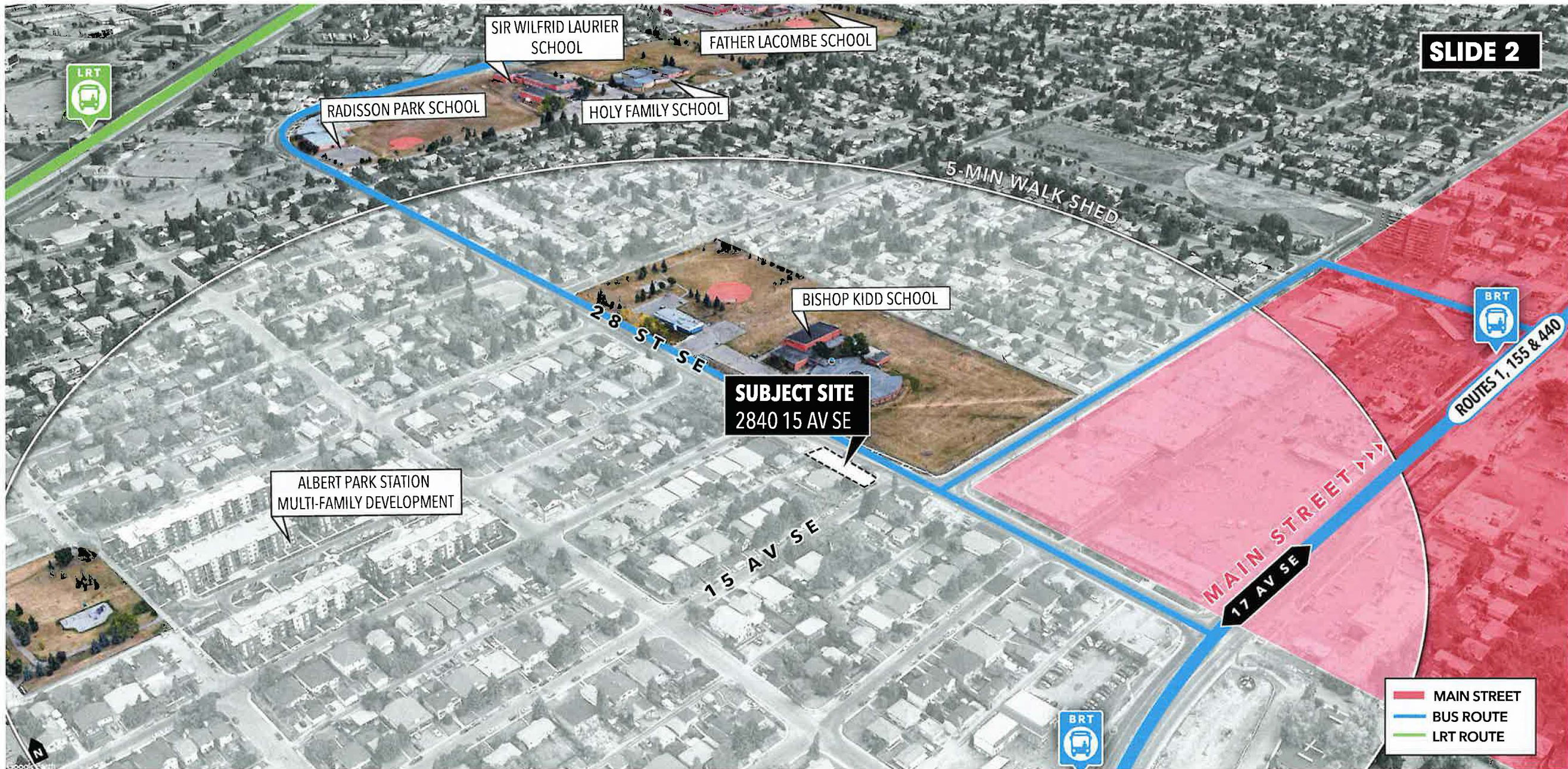
Calgary City Council Public Hearing

Item 8.1.1

LOC2020-0060 | CPC2020-0736

2840 15 AV SW, Albert Park/Radisson Heights (Ward 9)





MULTI-RESIDENTIAL INFILL CRITERIA



CORNER PARCEL



LANE ACCESS



WITHIN 600m OF PRIMARY TRANSIT
*Also within 800m of LRT



BESIDE PARKS/AMENITIES



ALONG A MAJOR ROADWAY (28 ST SE)



WITHIN 400m OF TRANSIT



NEAR A MAIN STREET




BESIDE MULTI-RESIDENTIAL DEVELOPMENT
(BESIDE DUPLEX + NEAR LARGE MULTIFAMILY) ☒

DEVELOPMENT CONCEPT



APPLICANT-LED STAKEHOLDER OUTREACH



Proposed Land Use Change


Hello!

We are proposing a land use change at:
2840 15 AV SE + 2840 14 AV SE | R-C2 to R-CG

The proposed land use redesignation will contribute to the continued vibrancy and vitality of Calgary's established neighbourhoods and facilitate a development vision that will allow for a 4-unit Rowhouse at the corner of 28 ST SE and 15 AV SE; and a 5-unit Rowhouse at the corner of 28 ST SE and 14 AV SE. The proposed use is well-suited to the sites, given their surrounding context, lot characteristics and location.

The sites' current R-C2 (Residential - Contextual One / Two Dwelling) District allows for single and semi-detached dwellings. Like R-C2, the proposed R-CG (Residential - Grade-Oriented Infill) District is a low density residential district that facilitates street-oriented development and expands the diversity of housing choices in Albert Park. The R-CG District also allows Secondary Suites which are proposed at both sites, and accommodates site and building designs that are adaptable to the evolving household needs of Calgarians.

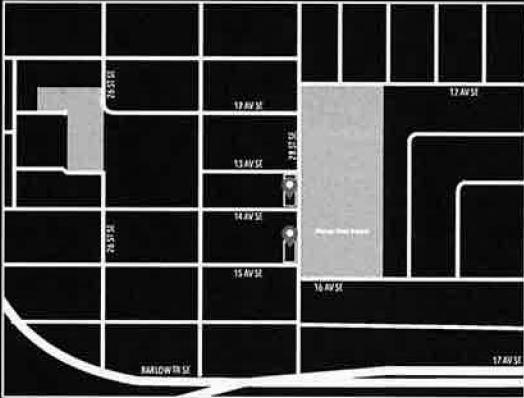
If you have any questions, comments or concerns, get in touch:
Email engage@civicworks.ca or call 587.747.0317



Our Vision

New Housing Options for Calgarians

For Calgarians who want the opportunity to call Albert Park home, we are proposing new housing at the corner of 28 ST SE and 15 AV SE, and 28 ST SE and 14 AV SE, close to local neighbourhood destinations and steps from nearby parks, schools and amenities.



-  ON-SITE SIGNAGE
-  HAND DELIVERED MAILERS
-  PROJECT PHONE LINE
-  PROJECT EMAIL ADDRESS
-  NOTICE LETTERS

SUPPLEMENTAL SLIDES

ALBERT PARK AREA REDEVELOPMENT PLAN (1989)



Map 3
Albert Park /
Radisson Heights

Land Use

- Legend**
- Community Hall
 - LRT Station
 - LRT Alignment
 - Plan Area Boundary
 - Main Street Area
 - Developed Area Guidebook
 - Land Use
 - Neighbourhood - Limited
 - Community - Mid-Rise
 - Low Density Residential
 - Medium Density Residential
 - Commercial
 - School
 - Park 'n' Ride
 - Open Space, Park, School or Community Facility

0 100 200 300 400
Metres

APPROVED: 92P2018

2.1.3 Policy

1. A low density residential policy is retained that permits single family, duplex, semi-detached and townhouse dwellings for all areas currently designated R-1, R-2A and R-2 (excepting Site #3, Map 4).
Bylaw 92P2018

SITE PHOTOS - SITE, FRONT VIEW



SITE PHOTOS - SITE, SIDE VIEW



SITE PHOTOS - SITE, REAR VIEW

CITY OF CALGARY
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SLIDE 9



