

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2717 – 15 Avenue SE, LOC2020-0209

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectare ± (0.2 acre ±) located at 2717 – 15 Avenue SE (Plan 4946T, Block 19, Lots 9 to 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses in addition to the building types already allowed (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The application represents an appropriate density increase of the site, allows for development compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* and *Albert Park/Radisson Heights Area Redevelopment Plan*.
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to established transit routes in an established inner-city neighbourhood.
- Why does this matter? The proposed R-CG land use district allows for greater choice of housing types in established areas, close to amenities and services.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by Tricor Design Group on behalf of the landowners, Kimberly and Jeff Van de Walle, on 2020 December 22. The Applicant Submission (Attachment 2) indicates that the owner is looking to redevelop this property with a four-unit rowhouse building.

The 0.08 hectare (0.20 acre) midblock site is located in the southwest community of Albert Park/Radisson Heights on 15 Avenue SE, two blocks northwest of the 17 Avenue SE Main Street. The parcel is currently developed with a single detached dwelling and parking area with access from the rear lane. A development permit application has not been submitted at this time.

No development permit application has been submitted at this time.

A detailed planning evaluation of the application, including locations maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant contacted the Albert Park/Radisson Heights Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received no letters from the public at the time of writing this report.

The Albert Park/Radisson Heights Community Association did not respond to two separate requests for comment.

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

IMPLICATIONS

Social

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to four rowhouse units with the option to include the additional uses of secondary suites or backyard suites would allow for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform