

Planning & Development Report to
Calgary Planning Commission
2021 February 18

ISC: UNRESTRICTED
CPC2021-0127
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**Policy Amendment and Land Use Amendment in Albert Park/Radisson Heights
(Ward 9) at 1302 – 34 Street SE, LOC2020-0142**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Albert Park/Radisson Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 1302 – 34 Street SE (Plan 4735GD, Block 6, Lot 41) from Multi-Residential – Contextual Grade Oriented (M-CG d67) District to DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 FEBRUARY 18:

That Council hold a Public Hearing; and

1. Give three readings to **Proposed Bylaw 14P2021** for the amendment to the Albert Park/Radisson Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 43D2021** for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 1302 – 34 Street SE (Plan 4735GD, Block 6, Lot 41) from Multi-Residential – Contextual Grade Oriented (M-CG d67) District to DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 3).

HIGHLIGHTS

- This policy and land use amendment application is to facilitate the construction of a 16-unit, three storey, grade-oriented, rowhouse style multi-residential development.
- The proposal allows for an appropriate building form to provide diverse housing stock and is in keeping with the applicable policies of the *Municipal Development Plan* and [Albert Park/Radisson Heights Area Redevelopment Plan](#), as amended.
- What does this mean to Calgarians? More housing opportunities in the established area with access to alternative transportation modes and allows for more efficient use of existing infrastructure.
- Why does this matter? The proposal is an innovative way of providing diverse housing options for Calgarians in this part of Albert Park/Radisson Heights.
- An amendment to the [Albert Park/Radisson Heights Area Redevelopment Plan](#) is required.
- A development permit application has been submitted and is currently under review.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

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DISCUSSION

This application was submitted by CivicWorks Planning + Design on 2020 October 05 on behalf of the landowner, 1847957 Alberta Ltd (Namrita Rattan).

The approximately 0.09 hectare site is located on the corner of 12 Avenue SE and 34 Street SE. The subject site is located within close walking distance of community amenities, nearby frequent transit, and recent municipal infrastructure investment on 17 Avenue SE to support community growth in this part of Albert Park/Radisson Heights. Despite this context, the majority of housing in the surrounding area is currently comprised of single and semi-detached dwellings. To the west, is the former David D. Oughton School site that is planned for future comprehensive redevelopment.

As indicated in the Applicant Submission (Attachment 4), the application seeks to redesignate the site to DC Direct Control District based on the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 to accommodate a grade-oriented, rowhouse style multi-residential development with stacked units. Various unit types and unit sizes are planned within the proposed development, providing a range of new housing opportunities to Calgarians. The DC District also proposes zero parking for the smaller units based on the site's location to frequent transit, and when storage is provided for bikes, strollers or similar.

A development permit (DP2020-7038) for a three-storey, 16-unit multi-residential development was submitted on 2020 November 02, and is currently under review (Attachment 5).

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

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 employed a variety of digital (emails, Zoom meeting invitations) and distanced (phone line, mailers, on-site signage) strategies. Stakeholders including the Albert Park/Radisson Heights Community Association and Ward 9 Councillor's office were invited to participate in the process. Approximately 100 postcards were delivered to neighbours as well. The Applicant Outreach Summary can be found in Attachment 6.

City-Led Outreach

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

Administration received ten letters of opposition from the public. The letters of opposition included the following areas of concern:

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- increased traffic and parking issues;
- safety of pedestrian and kids playing in the lane;
- effect on the value of the existing neighbouring homes;
- a 16-unit multi-residential development does not fit the neighbourhood of primarily single and semi-detached homes; and
- uncertainty on what is being proposed on the David D. Oughton site and residents feel this proposal is premature.

No comments from the Albert Park/Radisson Heights Community Association were received at the time of writing this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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 proposed DC District will provide additional housing choices for Calgarians within an established neighbourhood that already offers a wide range of community amenities. The proposal will accommodate a range of unit types and unit sizes, providing additional housing options supportive of a variety of age groups, lifestyles, and demographics.

Environmental

This application proposes additional bicycle parking which is considered to support Program 5 of the [Climate Resilience Strategy](#): Climate Mitigation Action Plan, Program 5: Low or Zero-Emissions transportation modes.

Economic

The subject site is located within 450 metres of the International Avenue Urban Main Street, which features a mix of retail, dining, cultural, and employment opportunities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 14P2021**

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- 3. Proposed Bylaw 43D2021**
- 4. Applicant Submission
- 5. Development Permit (DP2020-7038) Summary
- 6. Applicant Outreach Summary
- 7. Urban Design Review Panel (DP2020-7038) Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform