

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2502 – 11 Avenue SE, LOC2021-0098

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings of the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2502 – 11 Avenue SE (Plan 4946T, Block 7, Lots 61 and 62) 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 a modest density increase of the site, allows for development compatible with the character of the existing community, and is keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Albert Park/Radisson Heights Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application would allow for a modest increase in density within close proximity to transit routes, and provide additional housing options in the established neighbourhood.
- Why does this matter? Allowing for more housing options in established areas represents more efficient use of land and existing infrastructure, and may provide accommodation for a more diverse population close to amenities and services.
- A development permit application has been submitted and is currently under review.
- 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 CivicWorks on behalf of the landowner, 2299834 Alberta Ltd (Sunny Pandher), on 2021 June 22. The Applicant Submission (Attachment 2) indicates that the owner intends to redevelop this property with a four-unit rowhouse building with secondary suites.

A development permit (DP2021-5293) for a four-unit rowhouse with four secondary suites was submitted on 2021 July 22 and is under review. See Attachment 4 for additional information.

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

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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, hand delivered mailers to surrounding residents, and established a project email inbox and voicemail. 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 one letter of opposition from the public stating that the new development will block views of the mountains and the city for existing residences, and create increased parking and traffic.

No comments were received from the Albert Park/Radisson Heights Community Association.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, and parking are being reviewed and determined through the development permit application.

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

IMPLICATIONS

Social

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

Environmental

This application is strategically located near existing cycle infrastructure along 10 Avenue SE and has immediate connections to the Bow River Pathway Network, and the Blue Line LRT provide green mobility opportunities. 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 secondary suites would allow for more efficient use of land and existing infrastructure, including the Blue Line LRT and services.

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known associated risks with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Development Permit (DP2021-5293) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform