

# Background and Planning Evaluation

## Background and Site Context

The 0.06-hectare (0.15 acre) site is located in the southeast community of Albert Park/Radisson Heights at the northeast corner of 11 Avenue SE and 24 Street SE, and looks over the Max Bell Arena. The site is approximately 17 metres wide by 37 metres long. The parcel is currently vacant and has access to a rear lane.

Surrounding development is characterized primarily by single detached and semi-detached dwellings. There are a number of Multi-Residential – Contextual Grade-Oriented (M-CG) Districts to the south of the subject parcel that contain rowhouse units and fourplexes.

The site is located approximately 600 metres southeast (eight-minute walk) to the Barlow/Max Bell LRT Station and 150 metres (two-minute walk) from the Albert Park/Radisson Heights community garden and rink. Access to the Bow River Regional Pathway network is available directly across the street, along with an off-leash dog park to the southwest. An existing cycle track and bike sharing lanes are located one block north of the site along 10 Avenue SE.

## Community Peak Population Table

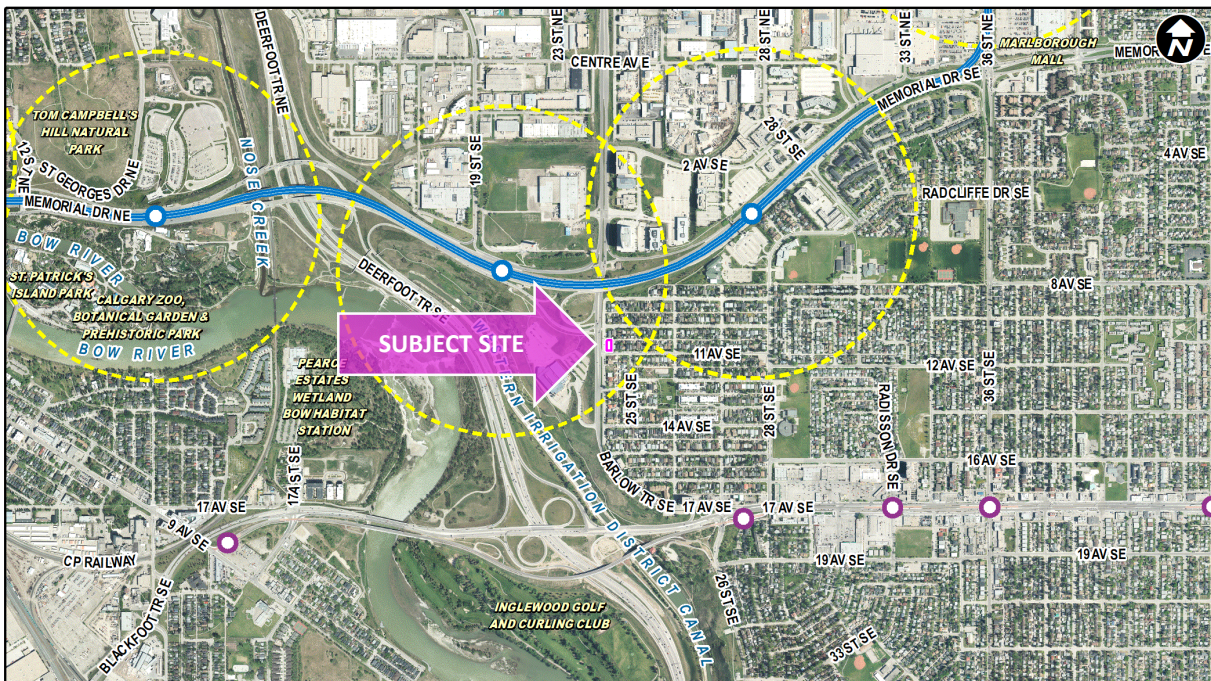
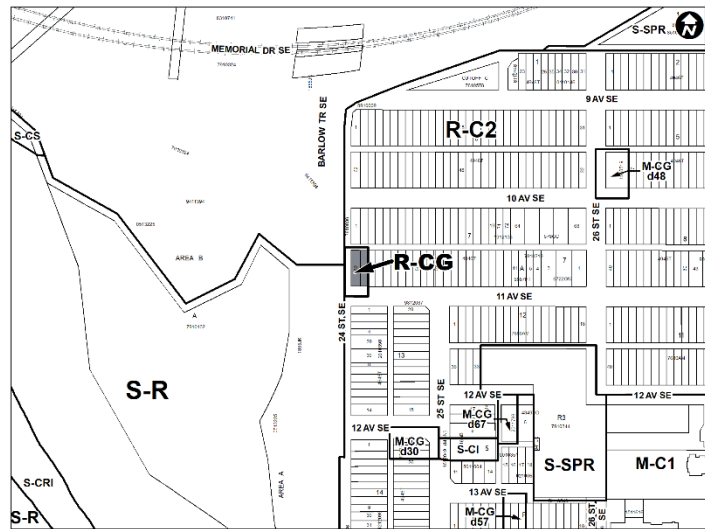
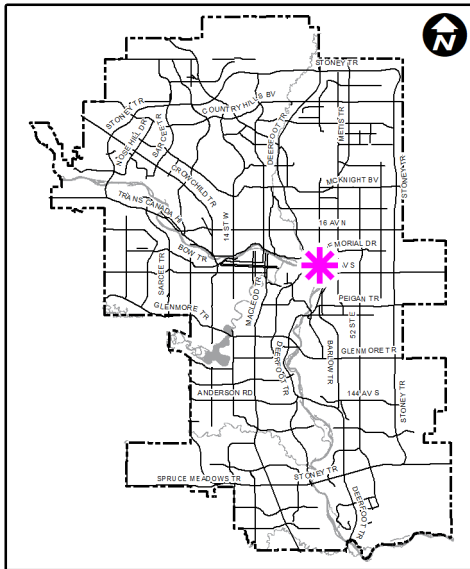
As identified below, the community of Albert Park/Radisson Heights reached its peak population in 2019.

<b>Albert Park/Radisson Heights</b>	
Peak Population Year	2019
Peak Population	6,997
2019 Current Population	6,997
Difference in Population (Number)	0
Difference in Population (Percent)	0%

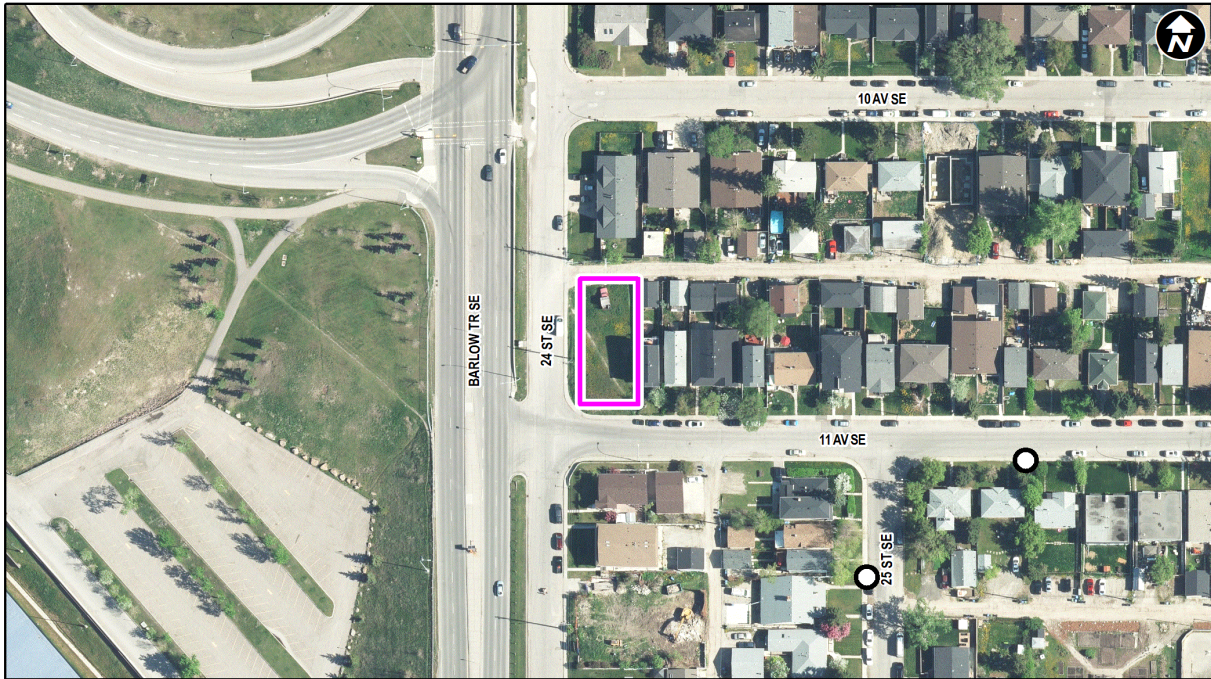
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Albert Park/Radisson Heights Community Profile](#).

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is a residential designation applied to developed areas that is primarily for single and semi-detached homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. A maximum of four dwelling units would be allowed on the site based on parcel area.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in R-CG developments. Secondary suites do not count against allowable density and may not require motor vehicle parking stalls subject to the rules of the R-CG District.

### Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this corner lot site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 24 Street SE and the 11 Avenue SE frontages, with access to the principal dwellings meeting grade-oriented design definitions;
- further evaluation of secondary suite designs; and
- mitigation of shadowing, overlooking, and privacy concerns of the adjacent property.

### **Transportation**

A Transportation Impact Assessment nor parking study was required as part of the land use application. At the time of a development permit application, vehicular access is anticipated from the lane.

The area is well served by Calgary Transit, as the subject site is located within approximately 120 metres (two-minute walk) of Route 155-West Dover/Forest Lawn bus stops on 11 Avenue SE and 25 Street SE, as well as within approximately 900 metres (12-minute walk) to the Franklin LRT Station and 600 metres (eight-minute walk) to the Barlow Max Bell LRT Station.

### **Environmental Site Considerations**

There are no known outstanding environmental concerns associated with the site.

### **Utilities and Servicing**

Water and sanitary mains are available, and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit application.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Interim Growth Plan (2018)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Calgary International Airport Vicinity Protection Area (2009)**

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) states the subject site is located within the Airport Vicinity Protection Area. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas. The proposed land use amendment would allow for residences that are allowed within the subject AVPA contour. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within the Residential – Developed – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP

policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

**Climate Resilience Strategy (2018)**

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

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

The subject site is located in the low-density residential area of the [Albert Park/Radisson Heights Area Redevelopment Plan](#) (ARP). The ARP speaks to encouraging compatible infill development in the low-density residential area and retaining single family, duplex, semi-detached, and townhouse dwellings. The proposed land use amendment is in alignment with the applicable policy of the ARP.