

Applicant Submission



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2021.08.23

RE: Land Use Redesignation
From R-C2 to R-CG: 2502 11 AV SE | Lots 61-62, Block 7, Plan 4946T

The City of Calgary
Planning & Development
800 MacLeod Trail SE
PO Box 2100 Station M
Calgary, AB T2P 2M5

The subject parcel is located in the community of Albert Park / Radisson Heights and consists of 0.06ha of privately owned land. 2299834 Alberta Ltd. (Sunny Pandher) has retained CivicWorks and FAAS to undertake a concurrent Land Use Redesignation (LOC2021-0098) and Development Permit (DP2021-5293) process to facilitate a street-oriented rowhouse outcome. The associated development vision features 4 rowhouse dwelling units, 4 secondary basement suites, private amenity spaces oriented toward 24 ST SE and 11 AV SE, and 4 enclosed parking stalls in a garage structure off the lane.

The proposed land use redesignation would transition the subject site from the existing R-C2 (Residential - Contextual One / Two Dwelling) District to the R-CG (Residential - Grade-Oriented Infill) District to realize the proposed development vision. The R-CG District is a low density district intended to facilitate contextually sensitive, grade-oriented development. The proposed use is well-suited to the site given its unique lot characteristics, surrounding area context, and location.

CONCEPTUAL MASSING

- PRIMARY DWELLING UNITS (4)
- SECONDARY SUITES (4)



PLANNING RATIONALE

The subject site features numerous characteristics that make it appropriate for the proposed change, which will directly facilitate the development of new and innovative housing options for Calgarians:

Corner Lot: The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 24 ST SE and 11 AV SE with grade-oriented unit entrances.



Direct Lane Access: The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 24 ST SE and 11 AV SE.

Collector Road: The subject site is located along 11 AV SE - a Collector standard road - ensuring both ease of access and traffic capacity for future residents.

Proximity To Transit: The subject site is located $\pm 100\text{m}$ from a Route 155 bus stop along 11 AV SE and $\pm 450\text{m}$ from Primary Transit Network service at the Barlow Blue Line LRT station along Memorial DR E, which can be directly accessed by pedestrians via pathway and underpass.

Proximity To Multi-Residential and Non-Residential Development: The subject site is located within $\pm 250\text{m}$ of a variety of multi-residential forms that include rowhouse, multiplex and apartment buildings up to 4 storeys tall. It is also located $\pm 300\text{m}$ from a large industrial and office employment complex in Meridian and Mayland. Finally, the subject site is within walking distance ($\pm 800\text{m}$) of the International Avenue (17 AV SE) Urban Main Street, which provides local residents with opportunities to live, work, dine, and shop.

Proximity To Parks, Open Space & Community Amenities: The subject site is located directly across Barlow TR SE from Max Bell Arena, which also acts as an entry to the Bow River pathway network and an off leash dog park. It is also $\pm 150\text{m}$ away from Albert Park, which hosts the APRH Community Hall, Community Garden, outdoor rink, and playground. Cycle network infrastructure can be found nearby on 10 AV SE and 26 ST SE.

CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

LOCAL AREA POLICY ALIGNMENT

The subject site and surrounding community are governed by the Albert Park / Radisson Heights Area Redevelopment Plan (ARP, 1989). The subject site is located within a Low Density Residential area of the ARP, which allows for single detached, semi detached, duplex, and towhouse development and will not require amendment to facilitate the proposed land use redesignation and development vision.

STAKEHOLDER OUTREACH

The project team has undertaken meaningful and appropriately-scaled outreach in support of the proposal to ensure a clear and transparent process for all stakeholders, including the Ward 9 Office and the Albert Park / Radisson Heights Community Association. Key elements of our process, common feedback themes and project team responses to these themes are incorporated in our Stakeholder Outreach Summary, included as an attachment to this report.

CONCLUSION

The proposed development vision will introduce new housing options for Calgarians looking to live in amenity-rich Established Area communities that enjoy excellent access to transit, infrastructure and local destinations. The proposal is in keeping with the general goals and policies of the Albert Park -Radisson Heights Area Redevelopment Plan and city-wide goals and policies of the Municipal Development Plan. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Sincerely,

A handwritten signature in black ink that reads "Zach Hoefs".

Zach Hoefs | Urban Planner
RPP, MCIP, BA, BEd, MPlan