

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Albert Park/Radisson Heights, mid-block on 15 Avenue SE between 26 Street SE and 27 Street SE. The site is approximately 0.08 hectares in size and is approximately 23 metres wide by 36 metres long. The parcel is currently developed with a single detached dwelling with parking accessible from the rear lane.

Surrounding development is characterized primarily by single detached dwellings. The 17 Avenue SE Main Street is located approximately 330 metres to the southeast of the site. Near the subject site there are R-C2 District, R-CG District, Multi-Residential – Contextual Low Profile (M-C1) District and Mixed Use – Active Frontage (MU-2) District designated parcels. Radisson Heights Park is also located 275 metres east of the subject site.

Community Peak Population Table

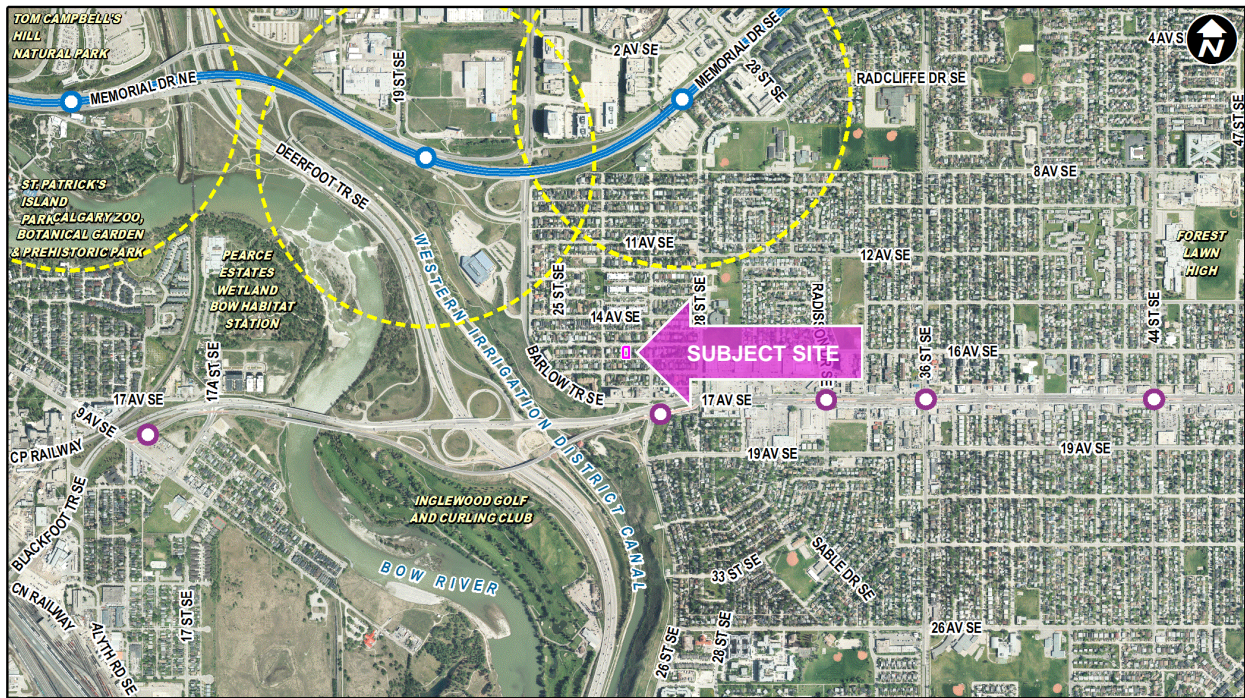
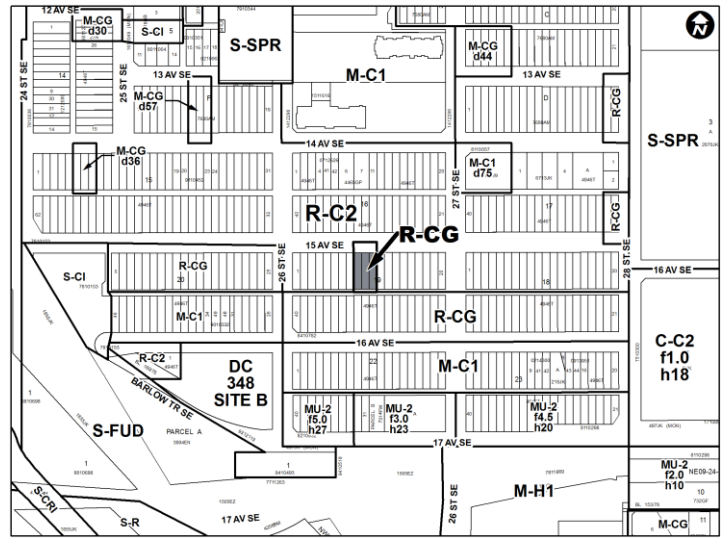
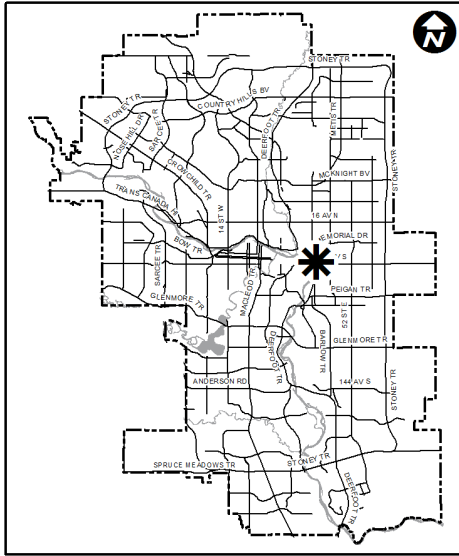
As identified below, the community of Albert Park / Radisson Heights reached its peak population in 2019.

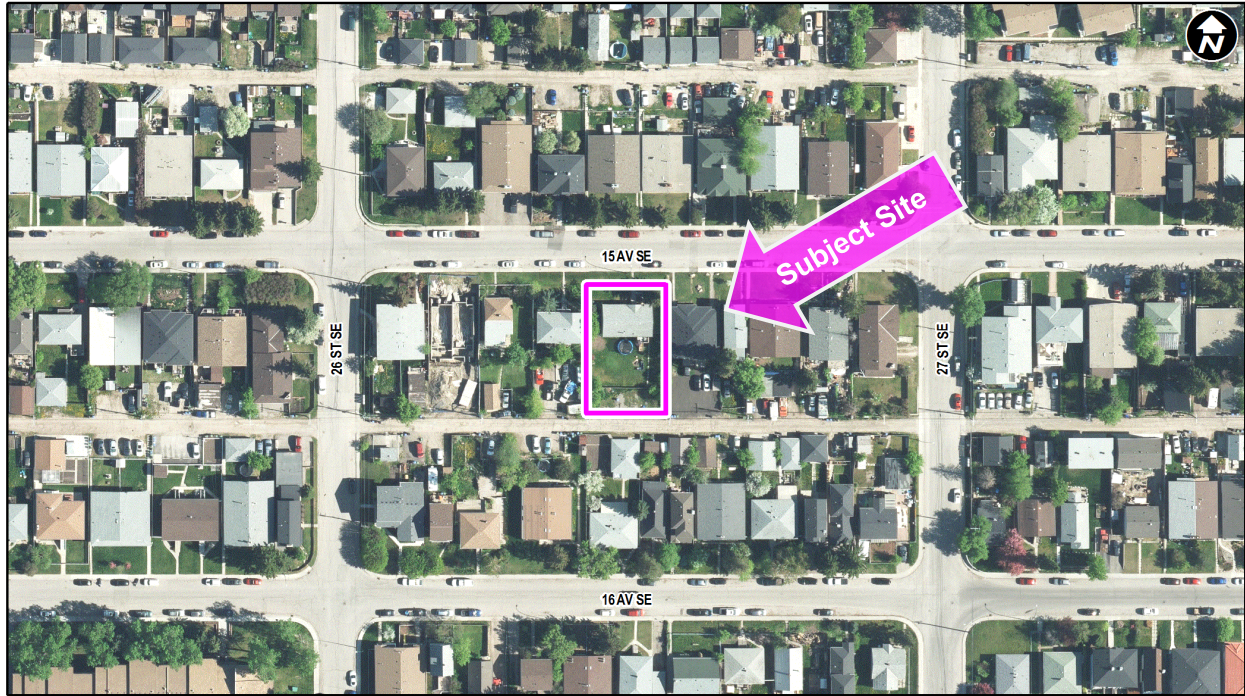
Albert Park / Radisson Heights	
Peak Population Year	2019
Peak Population	6,997
2019 Current Population	6,997
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 six dwelling units would be allowed on the site based on parcel area; however, given the parcel width and the R-CG rules, only up to four dwelling units would be feasible.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG District provided the suites are below 45 square metres in area, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar mobility options.

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 mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 15 Avenue SE frontage including ensuring access for the principal dwellings meets grade-oriented design definitions;
- further evaluation of any secondary suite designs; and
- mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

Transportation

The area is well served by Calgary Transit, with the subject site within 200 metres of the Route 155 bus stop, and within approximately 500 metres of the 26 Street MAX Purple Station, and the Route 1 transit stop on 17 Avenue SE.

A Transportation Impact Assessment and parking study were not required as part of the land use amendment application. Access and mobility requirements will be determined at the development permit stage. On-street parking adjacent to the site is currently unrestricted.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Public water and sanitary deep utilities exist immediately adjacent to the site; while public storm deep utilities are not immediately available. Development servicing requirements will be determined at the time of future development.

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 means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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 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 approval 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.