

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 920 and 928 – 35 Street SE, LOC2022-0177

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.18 hectares ± (0.45 acres ±) located at 920 and 928 – 35 Street SE (Plan 5498T, Block 9, Lots 1 to 6) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses, semi-detached, and duplex dwellings in addition to the building types already allowed in the Residential – Contextual One Dwelling (R-C1) District (e.g., single detached and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Albert Park/Radisson Heights Area Redevelopment Plan (ARP)* and *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed R-CG District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed land use would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted by Tricor Design Group on behalf of the landowner, Lancaster Place Inc., on 2022 September 26.

The approximately 0.18-hectare (0.45 acre) site consists of two contiguous parcels located in the southeast community of Albert Park/Radisson Heights. The corner site is located on the east side of 35 Street SE, directly north of 10 Avenue SE. The site is currently developed with two single detached dwellings, a detached garage, and a parking pad that is accessed from the rear lane.

No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant is seeking a land use amendment to enable rowhouse development.

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

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 relevant public groups and the community association was appropriate. In response, the applicant contacted the Albert Park/Radisson Heights Community Association and delivered letters to adjacent landowners. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

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

- parking and traffic impacts;
- density and building height;
- reduced sunlight and privacy for neighbouring lots;
- proximity to single detached homes and changes to the community character;
- increased noise and crime;
- effect on the property value of the existing neighbouring homes;
- future excavation affecting the integrity of the north neighbouring property;
- future residents misusing the fence/retaining wall of the north neighbouring property;
- bounce-back of wind, snow, and rain onto the north neighbouring property; and
- construction timelines.

No comments from the Albert Park/Radisson Heights Community Association (CA) were received. Administration contacted the CA to follow up, and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The amendment is consistent with the policies of the MDP regarding modest intensification of existing neighbourhoods and the ARP's low-density residential policies. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of low-density housing forms while being sensitive to adjacent development. The building and site design, number of units, and onsite parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a 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.

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IMPLICATIONS

Social

The proposed land use district would allow for a wider range of housing types than the existing Residential – Contextual One Dwelling (R-C1) District, and as such, the proposed redesignation may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to increase the density in this location would allow for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform