

Background and Planning Evaluation

Background and Site Context

The subject site consists of two contiguous parcels located in the southeast community of Albert Park/Radisson Heights, on the northeast corner of 35 Street SE and 10 Avenue SE. The site is approximately 0.18 hectares (0.45 acres) with a frontage of approximately 46 metres and a depth of approximately 40 metres. The parcels are wider than most lots in the established area, each measuring approximately 23 metres (75 feet) along 35 Street SE. Existing development on the site comprises of two single detached dwellings, one rear detached garage, and a rear parking pad. Vehicle access is provided from the rear lane.

Surrounding development is characterized by single detached dwellings designated as Residential – Contextual One Dwelling (R-C1) District. One block to the east, the lands transition to the Residential – Contextual One / Two Dwelling (R-C2) District. A parcel designated R-CG exists on the northwest corner of the block. Individual parcels throughout the community have also been redesignated to R-C1s to accommodate secondary suites, Residential – Grade-Oriented Infill (R-CG) District, Multi-Residential – Contextual Grade-Oriented (M-CG) District, and Multi-Residential – Contextual Medium Profile (M-C2) District.

The site is well located within walking distance of community amenities and nearby primary transit. Father Lacombe Senior High School is located on the north end of the block on land designated as Special Purpose – School, Park and Community Reserve (S-SPR) District and includes several sports fields and recreational amenities. The subject site is located approximately 800 metres (ten-minute walk) north of 17 Avenue SE, a Main Street destination with retail, community and recreational services. The 17 Avenue SE Primary Transit Network (PTN) is currently serviced by the MAX Purple bus rapid transit (BRT) line.

Community Peak Population Table

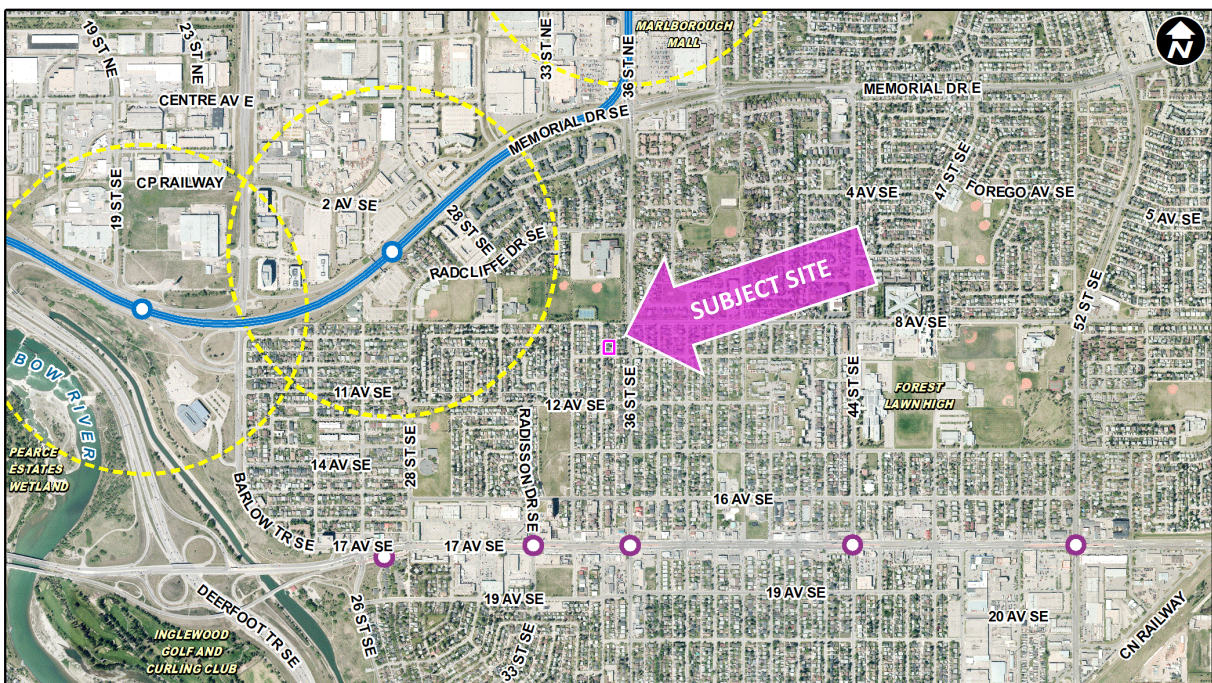
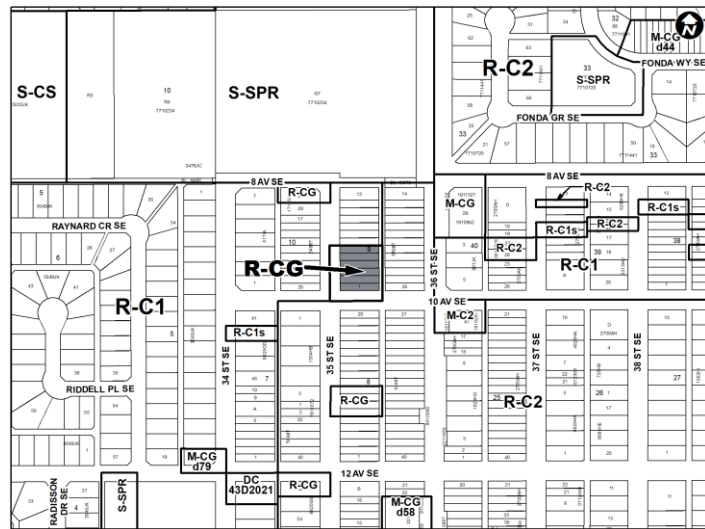
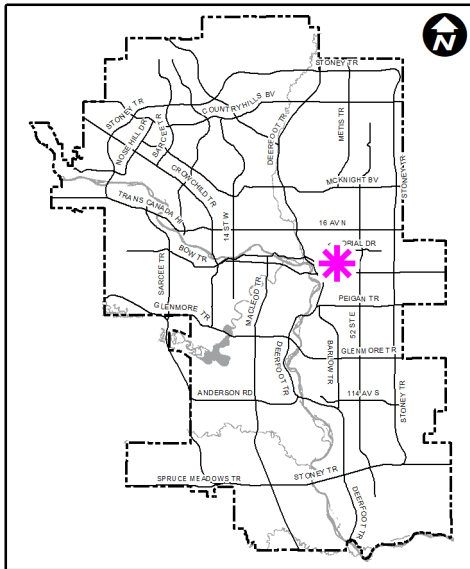
As identified below, the community of Albert Park/Radisson Heights reached its peak population in 2019.

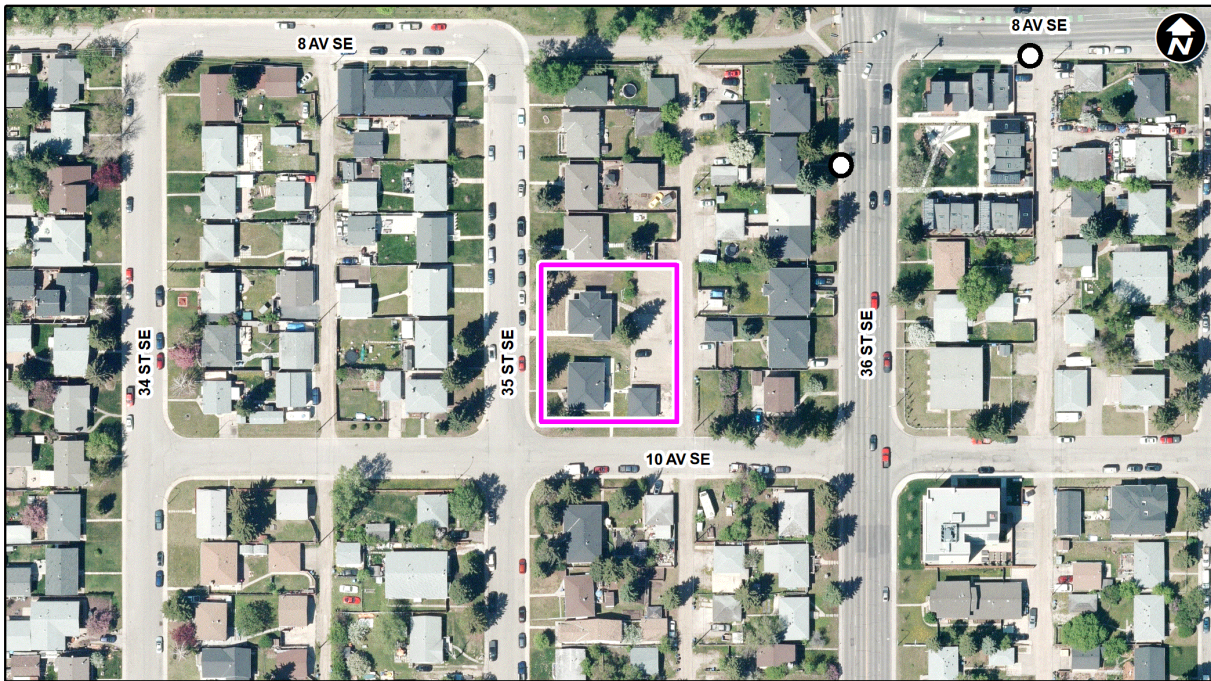
Albert Park / Radisson Heights	
Peak Population Year	2019
Peak Population	6,997
2019 Current Population	6,997
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

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-C1 District is a residential designation in developed areas that is primarily for single detached dwellings. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-C1 District.

The proposed R-CG District is a residential designation that allows for a range of low-density housing forms such as single detached dwellings, semi-detached dwellings, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare. Based on the subject site parcel area, this would allow for up to thirteen dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. Parking requirements will be determined at the development permit stage and will be reviewed for compliance with all the rules of the Land Use Bylaw.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this corner 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 street frontages;
- mitigating shadowing, overlooking, and privacy concerns;
- establishing well-considered landscaping and amenity space design;
- ensuring direct vehicle access is from the rear lane;
- providing waste & recycling storage that is appropriate for this site; and
- providing a new sidewalk connection along 10 Avenue SE to improve pedestrian safety and mobility.

Transportation

The site is located at the intersection of two residential streets, 35 Street SE and 10 Avenue SE. Pedestrian access to the site is currently available from the existing sidewalk on 35 Street SE. Transit stops are available within 200 metres (a two-minute walk) on 36 Street SE (Route 43 McKnight/Chinook, Route 87 Applewood/17 AV SE, and Route 135 Erin Woods/36 ST SE). The site is also located within approximately one kilometre (a twelve-minute walk) of the 33 Street SE MAX Purple BRT station on 17 Avenue SE.

All future vehicle access is to be provided from the rear lane and will be reviewed in greater detail at the development permit stage. Street parking adjacent to the site is unrestricted. A Transportation Impact Assessment was not required for this land use proposal.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the subject site without the need for network upgrades at this time. Details of site servicing and storm water management will be reviewed at the development permit stage.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and 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 established communities to make more efficient use of existing infrastructure, public amenities, and transit.

The proposal is in keeping with relevant MDP policies as the provision of the R-CG District allows for development that is compatible with existing low-density residential development in terms of height, built-form, and density.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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

The subject site falls within the Low Density Residential policy area as identified on Map 3: Land Use of the [Albert Park/Radisson Heights Area Redevelopment Plan](#) (ARP). In this area, the ARP encourages compatible infill development that retains the low-density residential designation. As a ground-oriented low density residential district, the proposed R-CG District is in alignment with the policies of the ARP.

Greater Forest Lawn Communities Local Area Planning Project

Administration is currently working on the [Greater Forest Lawn Communities local area planning project](#) which includes Albert Park/Radisson Heights and surrounding communities. Planning applications are being accepted for processing during the local area planning process.