

Planning and Development Services Report to
 Calgary Planning Commission
 2023 August 17

ISC: UNRESTRICTED
 CPC2023-0881
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**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2822 and 2828
 – 11 Avenue SE, LOC2023-0135**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.17 hectares \pm (0.41 acres \pm) located at 2822 and 2828 – 11 Avenue SE (Plan 4946T, Block 9, Lots 27 to 32) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 AUGUST 17:

That Council give three readings to **Proposed Bylaw 176D2023** for the redesignation of 0.17 hectares \pm (0.41 acres \pm) located at 2822 and 2828 – 11 Avenue SE (Plan 4946T, Block 9, Lots 27 to 32) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Albert Park/Radisson Heights Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (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 R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application was submitted by CivicWorks on behalf of the landowners, Amarinder Virk and Klaus Boll, on 2023 May 15. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a development permit in the future to build a courtyard-oriented rowhouse development with 12 units and 12 secondary suites.

The 0.17 hectare \pm (0.41 acre \pm) mid-block site is located on 11 Avenue SE, approximately 50 metres (less than a minute walk) west of 28 Street SE. Surrounding development includes primarily single detached and semi-detached development, with rowhouse and multi-residential development nearby. The site is located close to downtown Calgary, is within walking distance of LRT, BRT and local transit stops, and is close to International Avenue (17 Avenue SE), which

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is an Urban Main Street, according to the MDP. The proposed R-CG District would accommodate a moderate intensification in density, while providing flexibility with respect to building forms.

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

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 the public/interested parties and the community association was appropriate. In response, the applicant contacted area residents, the Ward 9 Councillor's office and the Albert Park/Radisson Heights Community Association to introduce the proposal in May 2023. In addition, a sign was placed on site on 2023 May 19 and later updated at outreach closure (late July). Also, postcards with project information were hand-delivered to area residents within an approximate 200 metre radius on 2023 May 18, and a second round of postcards will be hand-delivered at outreach closure. CivicWorks included project details, conceptual drawings and invitations for comment. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter of opposition from the public, which included the following:

- the current R-C2 District provides sufficient redevelopment potential and density within the context of the community;
- the proposed development will be too tall and the location on a hill adds to the visual impacts;
- development will obstruct views;
- development is out of character with the surrounding dwellings;
- inadequate parking;
- lack of amenity space and landscaping;
- the development will make the neighbourhood less attractive and less desirable;
- questioned whether the proposal would meet the rules for secondary suites; and
- wants to maintain the character of the existing neighbourhood.

The Albert Park/Radisson Heights Community Association did not provide any feedback. Following conclusion of the comment period, Administration followed up by telephone and email on 2023 July 25. At the time of writing this report, no response has been received.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, on-site parking, landscaping, amenity areas and architecture 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 out to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed R-CG District would allow for a wider range of housing types than the existing land use district and 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 proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 176D2023**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform