

Background and Planning Evaluation

Background and Site Context

The site is located along 11 Avenue SE and approximately 50 metres west of 28 Street SE (less than a minute walk) within the community of Albert Park/Radisson Heights. The combined lands are comprised of approximately 0.17 hectare (0.41 acre) in total and are approximately 45 metres wide by 36 metres long. The site fronts onto 11 Avenue SE and a lane exists to the north to provide access to the site. The properties currently contain one-storey single detached dwellings with detached garages at the rear.

Surrounding development is characterized by a mix of single detached, semi-detached, rowhouse and multi-residential development. The site is within an approximate 600 metre radius (a 10-minute walk) of schools, places of worship, Radisson Heights Park, the Max Bell Centre, office development north of Memorial Drive SE and commercial development along International Avenue (17 Avenue SE).

The site is located near the Franklin LRT Station, MAX Purple BRT and other transit stops, an on-street bike lane and has convenient vehicular access to downtown Calgary.

Community Peak Population Table

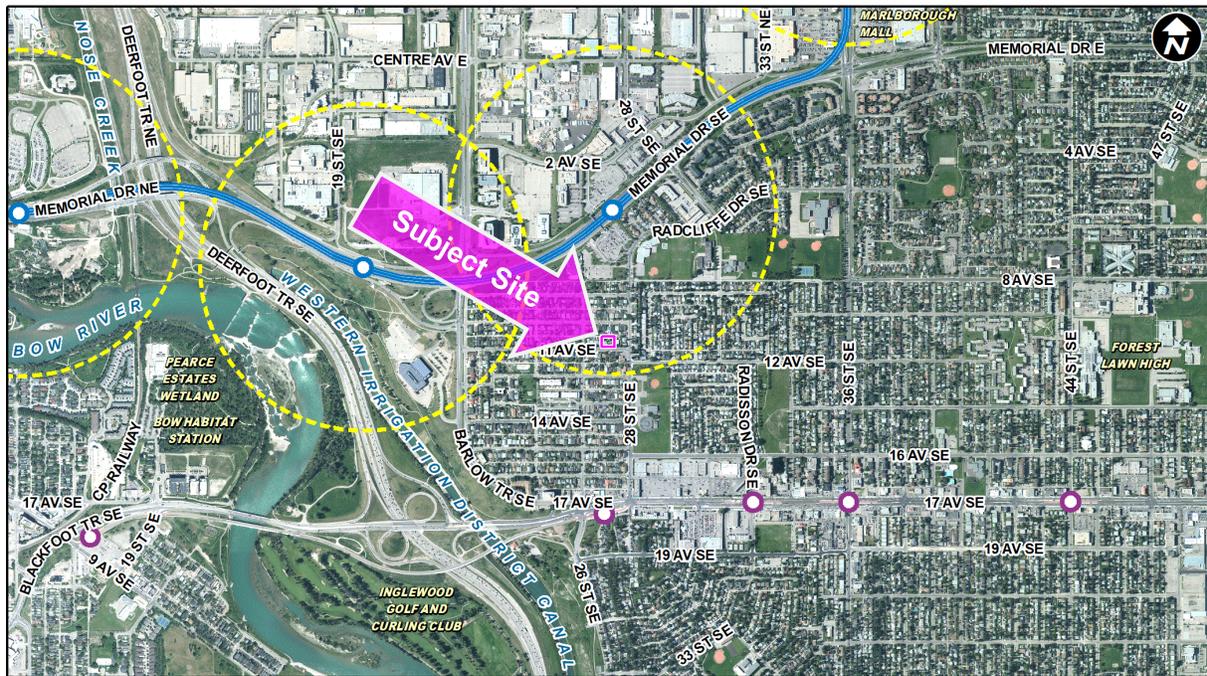
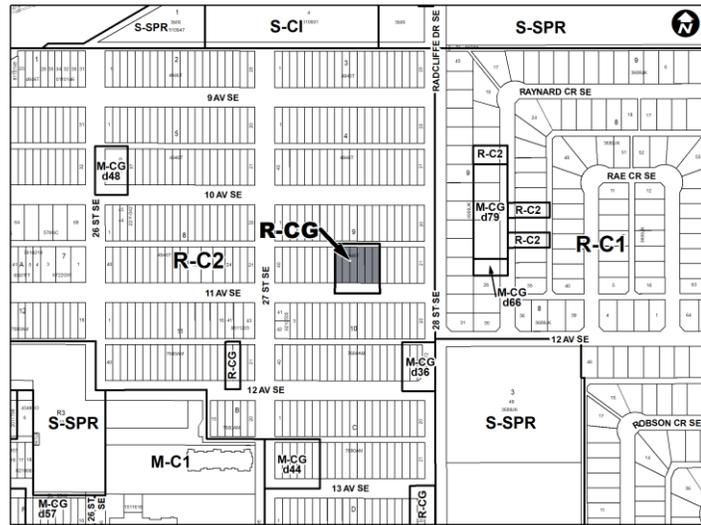
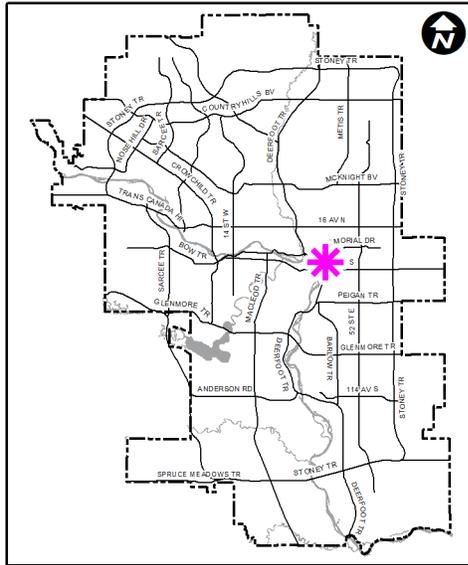
As identified below, the community of Albert Park/Radisson Heights reached its peak population in 2019.

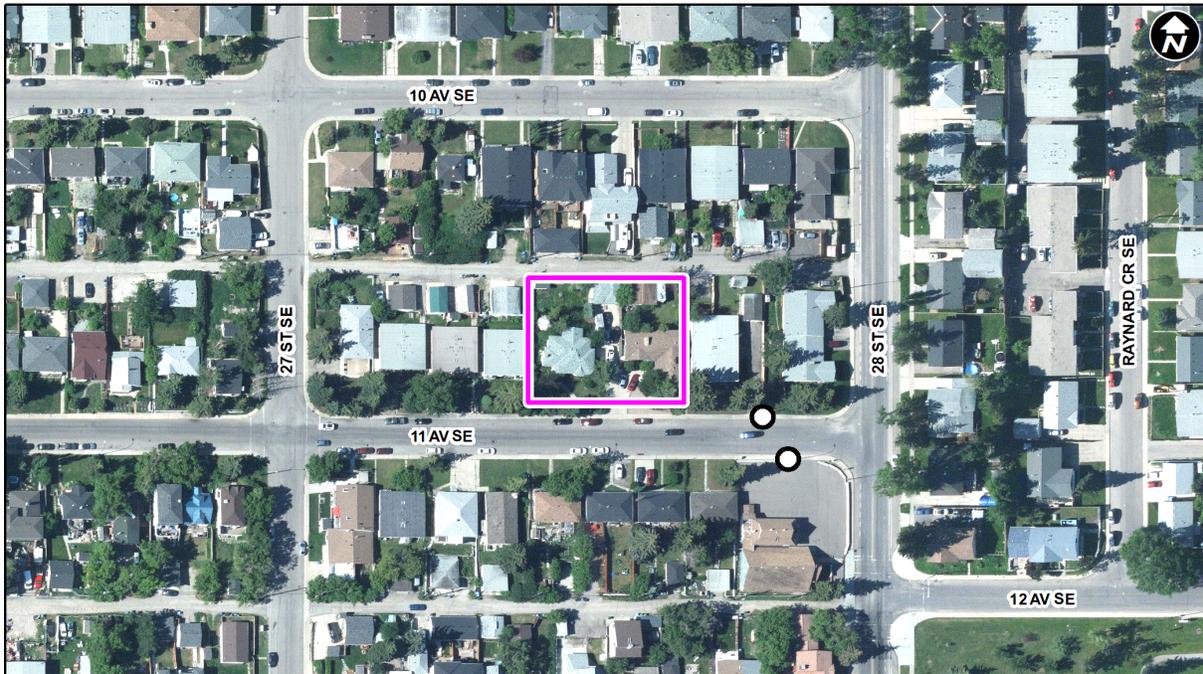
Albert Park/Radisson Heights	
Peak Population Year	2019
Peak Population	6,997
2019 Current Population	6,997
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses 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. Based on the subject site parcel area, this would allow up to 12 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. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

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:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along 11 Avenue SE;
- mitigating shadowing, overlooking and privacy concerns;
- access and parking provisions; and
- landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along 11 Avenue SE, which is classified as a Collector Road. Also, the site is within 100 metres of an existing on-street bicycle lane on 28 Street SE that provides cycling and other wheeled mobility devices (e.g. scooters) connection to the major the Always Available for All Ages & Abilities (5A) network.

The area is served by Calgary Transit Route 155 (West Dover/Forest Lawn), with a bus stop within 30 metres (less than a minute walk) of the site on 11 Avenue SE. Route 155 provides transit service every 30-minutes during the peak hours.

The site is within a 400 meter radius (a 7-minute walk) of the Franklin LRT Station, including access to bus Route 440 (Chateau Estates/Franklin Station) and is within the Transit Oriented Development area.

The area is also within 600 metres (a 10-minute walk) of a MAX Purple BRT station on 17 Avenue SE, which is shared by Route 1 (Bowness/Forest Lawn). Both Route 1 and MAX Purple provide transit service every 20-minutes during peak hours.

Vehicular access is available from 11 Avenue SE or from the rear lane and on-street parking is available adjacent to the site.

A Transportation Impact Analysis was not required in support of the land use redesignation application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of servicing, as well as appropriate stormwater management will be considered and reviewed as part of any development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 25–30 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF areas. The proposed residential development is allowable within the 25–30 NEF contour area. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The subject site 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 and delivers small and incremental benefits to climate resilience. The proposal complies with the relevant MDP policies as the proposed 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.

Calgary 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 stages.

Transit Oriented Development Policy Guidelines (2004)

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

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

The subject site is located within Area 1 of the [Albert Park/Radisson Heights Area Redevelopment Plan](#) (ARP), as identified on Map 2 – Residential Character Areas. It is also located in the Low Density Residential area as shown on Map 3 – Land Use. The ARP supports townhouse development within these areas and the proposed redesignation aligns with 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 and are reviewed using existing legislation and Council approved policy.