

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2831 – 15 Avenue SE, LOC2023-0160

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 \pm acres) located at 2831 – 15 Avenue SE (Plan 4946T, Block 18, Lots 15 and 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 OCTOBER 19:

That Council give three readings to **Proposed Bylaw 244D2023** for the redesignation of 0.06 hectares \pm (0.14 \pm acres) located at 2831 – 15 Avenue SE (Plan 4946T, Block 18, Lots 15 and 16) 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 existing 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 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 in the southeast community of Albert Park/Radisson Heights was submitted by Seven Day Permits on behalf of the landowners, Frank and Alix Bauce on 2023 June 19. 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 for two semi-detached buildings, comprising four dwelling units with secondary suites.

The 0.06 hectare (0.14 acre) midblock site is located on 15 Avenue SE, approximately 230 metres (three-minute walk) from the 17 Avenue SE Urban Main Street, providing convenient access to primary transit, retail and other commercial services. Surrounding developments include single detached dwellings, semi-detached and duplex dwellings. The properties to the east of the subject site are designated as Commercial – Corridor 2 f3.0 h23 (C-COR2) District.

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2831 – 15
Avenue SE, LOC2023-0160**

A detailed planning evaluation of the application, including 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 application was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant distributed approximately 50 letters to surrounding neighbours, the Albert Park/Radisson Heights Community Association and Ward 9 Councillor's Office. 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.

No public comments were received at the time of writing this report.

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

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.

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*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

**Planning and Development Services Report to
Calgary Planning Commission
2023 October 19**

**ISC: UNRESTRICTED
CPC2023-1057
Page 3 of 3**

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2831 – 15
Avenue SE, LOC2023-0160**

Economic

The ability to develop up to four dwelling units and secondary suites on this site would allow for a more efficient use of land, existing infrastructure and services, and provide more housing choices in the community.

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. Application Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 244D2023**
5. **CPC Member Comments**
6. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform