

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Albert Park/Radisson Heights along 15 Avenue SE. The site has a total area of approximately 0.06 hectares (0.14 acres) with a frontage of approximately 15 metres and a lot depth of approximately 36 metres. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

Surrounding development consists of a mix of single detached, semi-detached and duplex dwellings predominantly designated Residential – Contextual One / Two Dwelling (R-C2) District. The parcels directly south of the subject site are designated Residential – Grade-Oriented Infill (R-CG) District. Nearby commercial development located east of the site is designated as Commercial – Corridor 2 f3.0 h23 (C-COR2) District and parcels located northwest of the site along 14 Avenue SE are designated as Multi-Residential – Contextual Low Profile (M-C1) District.

The subject site is located approximately 140 metres (two-minute walk) from Radisson Heights Park. The site is located approximately 230 metres (a three-minute walk) from 17 Avenue SE, providing convenient access to primary transit, retail and other commercial services. The site is approximately 1.0 kilometre (15-minute walk) from Franklin LRT Station and 750 metres (11-minute walk) from Radisson Park School.

Community Peak Population Table

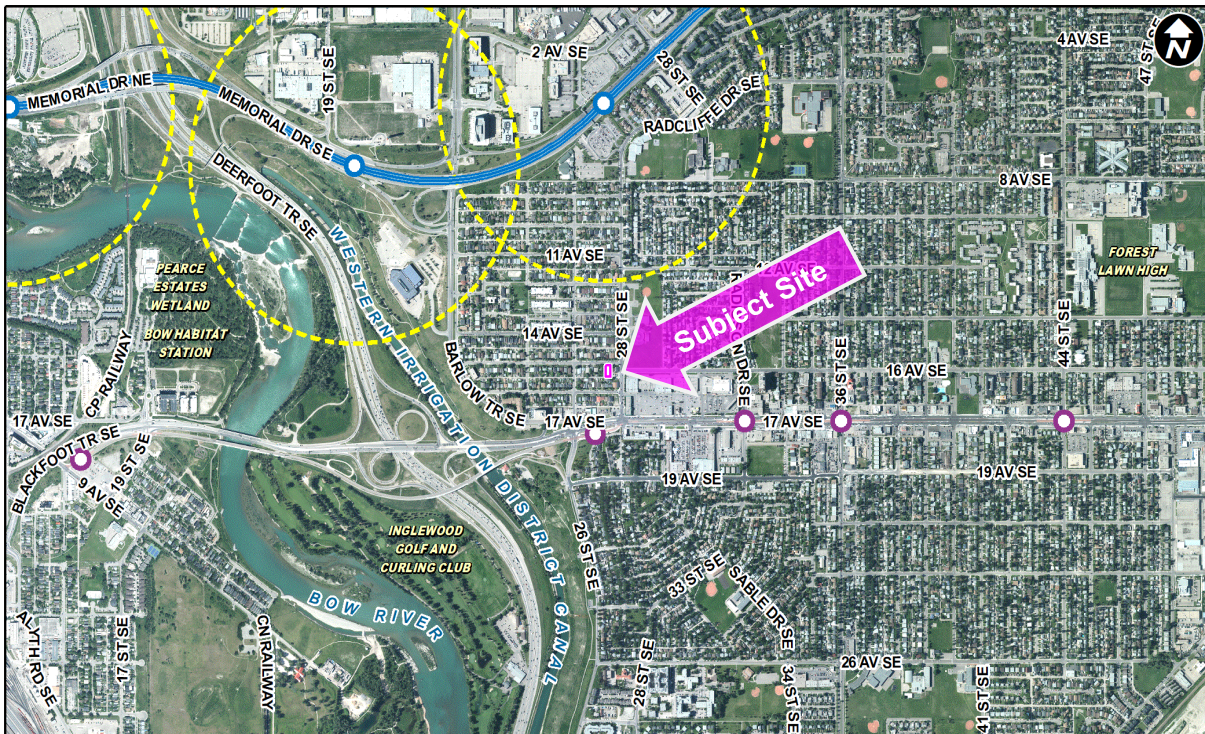
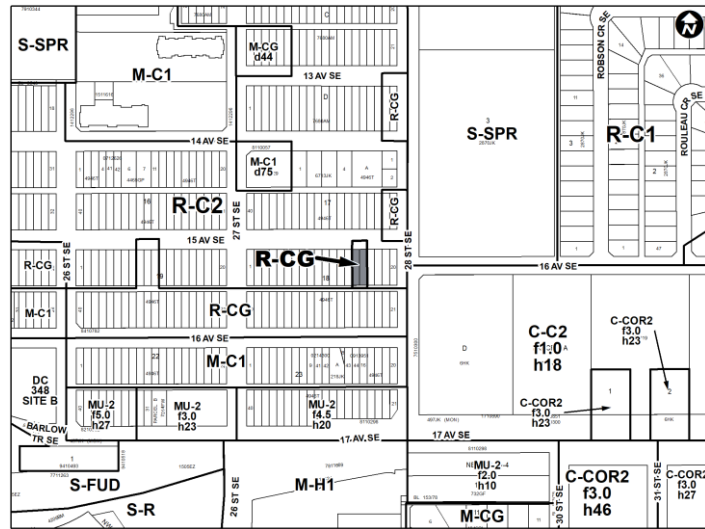
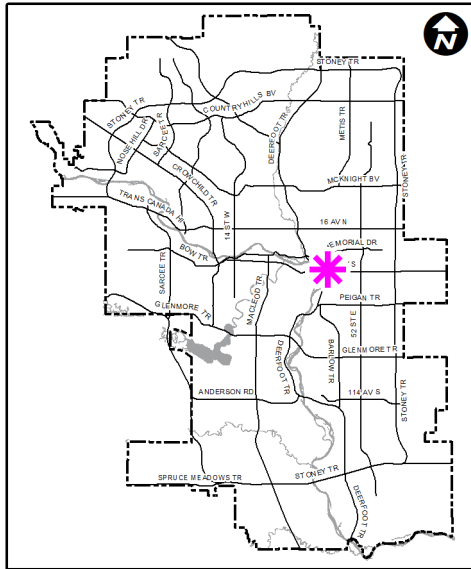
As identified below, the community of Albert Park/Radisson Heights reached its peak population in 2019.

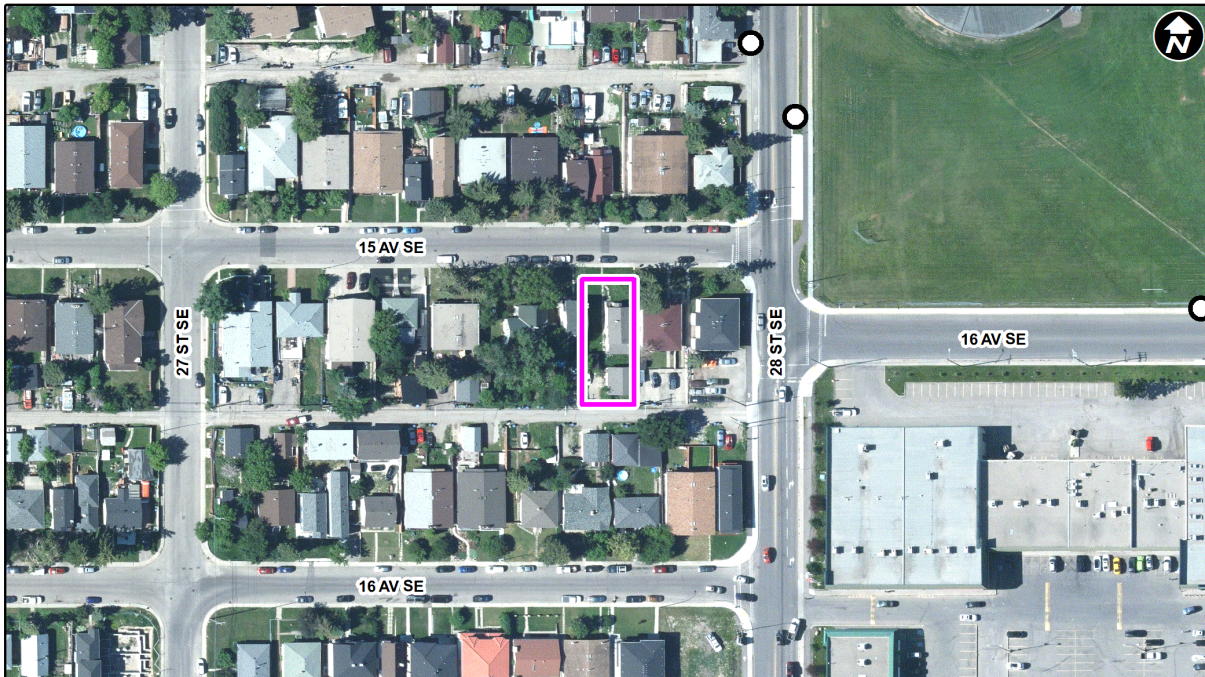
Albert Park/Radisson Heights	
Peak Population Year	2019
Peak Population	6,997
2019 Current Population	6,997
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 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 R-CG District allows for a range of 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 four 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 the allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

The Housing – Grade-Oriented (H-GO) District was reviewed as a potential land use for the subject site; however, the site does not meet the location criteria for the H-GO District as described in Section 1386 of the Land Use Bylaw 1P2007. The subject site is not located within a Local Area Plan, nor is it located within the Centre City or Inner City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan (MDP). The subject site is identified as Developed Residential – Established in the Urban Structure Map of the Calgary Municipal Development Plan.

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 context of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- the layout and configuration of the dwelling units
- access and parking provisions; and
- mitigating shadowing, overlooking and potential privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 15 Avenue SE.

The subject site is well served by Calgary Transit. Transit stops are available within 81 metres (one-minute walk) on 28 Street SE (Route 155 – West Dover and Route 440 – Franklin Station). The subject site is approximately 750 metres (10-minute walk) from 33rd Street SE Station (Route 307 - MAX Purple East Hills/Chestermere and Route 1 - Forest Lawn). The subject site is also approximately 1.0 kilometre (15-minute walk) from Franklin LRT Station.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer lines are available to service future development. Further details for site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any future 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 the NEF areas. The intended development of semi-detached dwellings is generally allowable within the noise exposure of 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. 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 specific actions that address the objectives of the [Calgary 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 development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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

Map 3 of the [Albert Park/Radisson Heights Area Redevelopment Plan](#) (ARP), identifies the subject site as located within the Low Density Residential area: Land Use. Policies for this area support single family, duplex, semi-detached and townhouse dwellings.

The proposed R-CG District would provide modest intensification and housing typologies that align 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.