

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Albert Park/Radisson Heights on the east side of 25 Street SE, between 12 Avenue SE and 13 Avenue SE. The site is approximately 0.07 hectares (0.17 acres) in size, with dimensions approximately 15 metres wide by 46 metres deep. The site is relatively flat and there is currently a single detached dwelling on the site and a detached garage with vehicular access from the lane.

Surrounding development is characterized by a mix of single and semi-detached dwellings as well as some multi-residential developments to the east, west and south. The site is an 11-minute walk (750 metres) to the Barlow - Max Bell LRT Station. The Max Bell Centre is a 300 metres (five-minute walk) to the west. The 17 Avenue SE International Ave shopping area is approximately 850 metres (12-minute walk) to the southeast. The Albert Park/Radisson Heights Community Garden is 110 metres (one-minute walk) to the north and the Albert Park Playground and green space is 200 metres (three-minute walk) to the east.

The schools nearest to the site are:

- Radisson Park School (Kindergarten to grade six) is 1 kilometre (15-minute walk or four-minute bicycle ride) to the northeast;
- Bishop Kidd School (grades seven to nine) is 650 metres (nine-minute walk); and
- Sir Wilfrid Laurier School (grades seven to nine) is 1.3 kilometres (19-minute walk or five-minute bicycle ride) to the northeast.

Community Peak Population Table

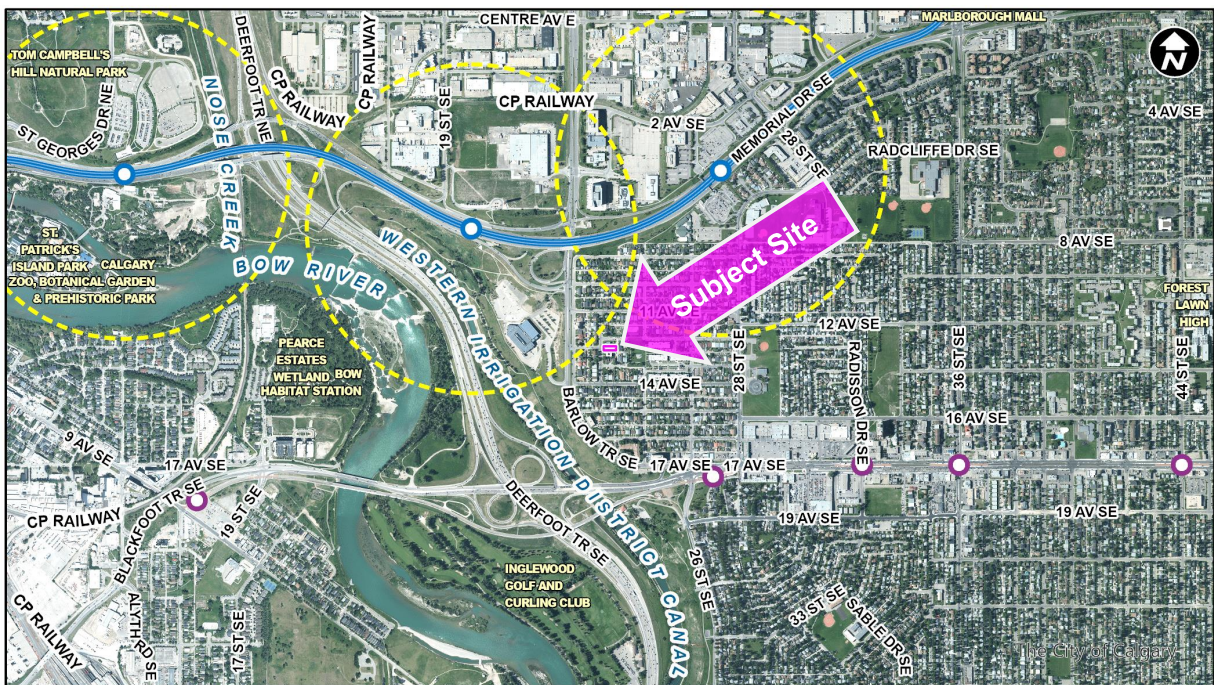
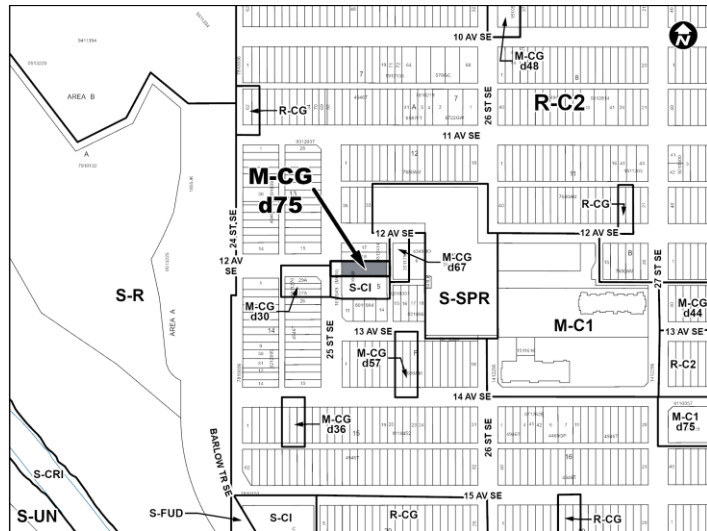
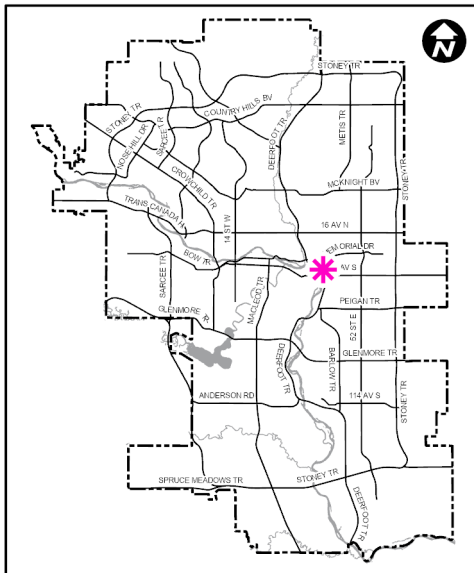
As identified below, the community of Albert Park/Radisson Heights reached its peak population in 2019.

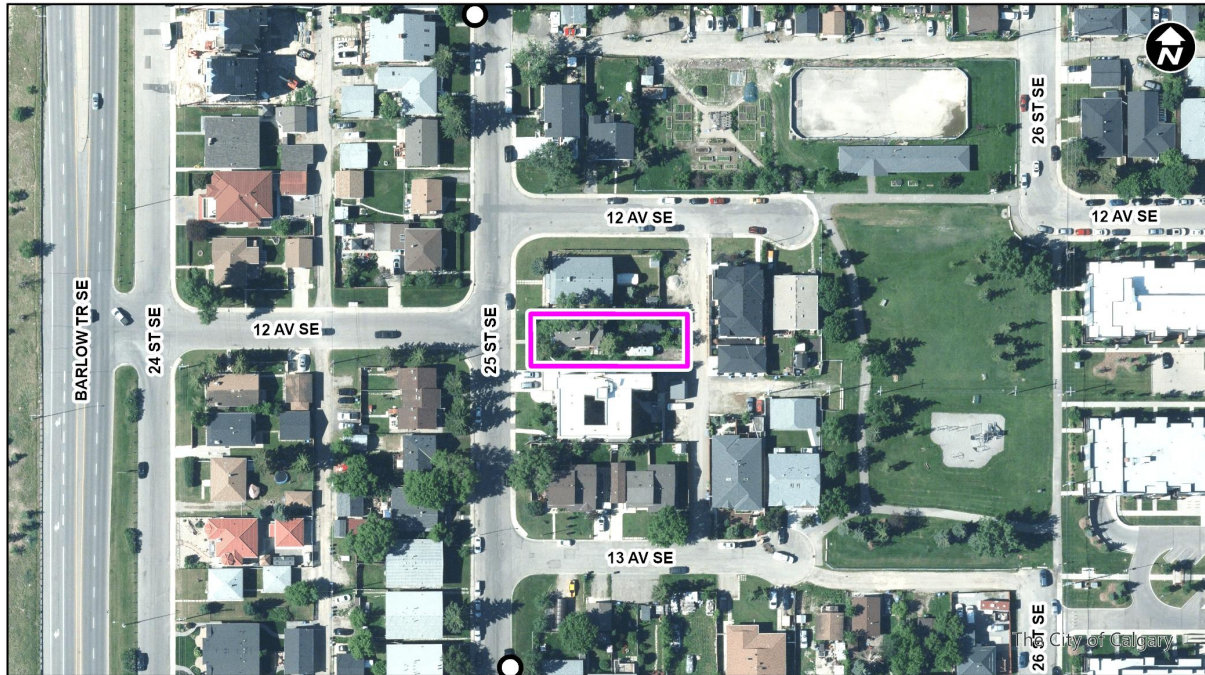
Albert Park/Radisson Heights	
Peak Population Year	2019
Peak Population	6,997
2019 Current Population	6,997
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 and duplex dwellings as well as 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 M-CGd75 District is intended to be similar to low density residential development. It allows for a range of multi-residential development of low density and low height including townhouses, rowhouse buildings and fourplexes. The base M-CG District maximum density is 111 units per hectare. Based on the site area, the M-CG District would normally allow up to seven units, however, the density modifier of 75 units per hectare has been applied to limit the number of dwelling units to five. Secondary suites are allowed in the M-CG District and do not count towards the allowable density.

An M-CGd75 District is similar to a Residential – Grade-Oriented Infill (R-CG) District in that they both allow for a density of 75 units per hectare. The applicant wished to pursue the M-CGd75 District because their development goal is for five units and the M-CG District allows for a maximum height of 12 metres (up to three storeys) whereas an R-CG District allows for a maximum of 11 metres building height.

Development and Site Design

The rules of the proposed M-CGd75 District will provide guidance for future redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate size and location of landscaping and amenity space.

Transportation

The site is well located with respect to the Always Available for All Ages and Abilities (5A) Network. To the east, 26 Street SE is an existing on-street bikeway. On-street bikeways are also available along 10 Avenue SE to the north and 15 Avenue SE to the south.

The area is well served by Calgary Transit including the following options:

- Barlow-Max Bell Arena LRT Station is approximately 600 metres northwest using a direct line, however the actual walking distance is 750 metres (11-minute walk); and
- Route 155 (West Dover) has stops on 25 Street SE, approximately 100 metres (one-minute walk) to the north and south; and

Vehicular access is currently available from the lane. At a future development permit stage, Administration will require vehicular access from the lane. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the subject site. Development servicing requirements will be determined through the development permit review and Development Site Servicing Plan (DSSP) processes.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established Area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The proposed application complies with relevant land use policies that recognize the predominantly low-density residential nature within these communities and support retention of housing stock or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to providing rough-ins for solar power and using impact-resistant exterior finishes to minimize hail damage as part of a future development permit application. This supports Program D: Renewable energy and Focus Area D: Climate-resilient homes of the Climate Strategy.

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 and includes townhouses. As a ground-oriented district with a density that would be the same as the low density R-CG District would allow, the proposed M-CGd75 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. The proposed land use is in alignment with the applicable urban form category and building scale modifier found in the draft [Greater Forest Lawn Communities Local Area Plan](#). Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.