

**Policy and Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at
 1103 – 36 Street SE, LOC2023-0209**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw to amend the Albert Park/Radisson Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1103 – 36 Street SE (Plan 5498T, Block 8, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a multi-residential development of low height and medium density.
- This proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Low Profile (M-C1) 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 M-C1 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Albert Park/Radisson Heights Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has 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 Tricor Design Group on behalf of the landowner, 2533327 Alberta Ltd. (Prabh Paul Parmar), on 2023 July 24. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the land use will allow for a maximum of eight units with a height of up to 14 metres.

The approximately 0.06 hectare corner parcel is situated along 36 Street SE. The site is south of Memorial Drive East and north of 17 Avenue SE. The site is currently developed with a single detached dwelling. Lane access is provided along the west side of the site.

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

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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 respective community association was appropriate. In response, the applicant contacted the Albert Park/Radisson Heights Community Association and hand delivered letters to neighbouring properties. The Applicant Outreach Summary can be found in Attachment 4.

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 support from the public. The reasons for support include:

- parcel being located near transit services;
- the need for more density on 36 Street; and
- the affordable services around the subject site.

No comments from the Albert Park/Radisson Height 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 M-C1 District would allow for a wider range of housing types than the existing Residential – Contextual One / Two Dwelling (R-C2) District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics

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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 infrastructure. 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 M-C1 District would enable more efficient use of the land, existing infrastructure, and services.

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. Proposed Policy Amendment to Albert Park/Radisson Heights Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform