

Applicant Submission

2024 February 9



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Project location: 1103 36th Street NE
Existing Land use Designation: R-C2
Proposed land use designation: M-C1

Application Summary

On behalf of landowner Tricor Design Group is making an application to transition the current property land use designation of R-C2 to the new designation of M-C1. The proposed land use change represents a medium uptake in density and will provide for a variety of housing forms much needed in Albert Park / Radisson Heights. We have completed the "Community Outreach Assessment" and the project impact score is 1 B. Because of the location and type of development in the immediate area we anticipate there might some concern from the community and surrounding neighbors.

Project Proposal

The redesignation proposal will allow for a variety of housing concepts, such as a Multi-Residential Development and allows 148 unit per hectare. This will allow a maximum of 8 units, all of varying sizes, and maximum height of 14m. While 5 stories could be possible it is more likely with other bylaw restrictions under M-C1, that 3 stories will be the final outcome. This not only creates density in the community, and with a smaller massing, and the diversity of the units, affordability in different forms of housing can also be achieved. The area of the proposed lot, along with the current City of Calgary bylaws, will continue to guide and govern the final housing outcome, whatever form that takes. The City bylaws have been evolving over the years primarily aimed at the market demand for more types of housing in established areas rich with amenities.

Site Alignment With Community Policies

Applications for land redesignation do not generally include concept plans and building proposals as the proposal is for a land use only. The rezoning of a parcel is aimed at whether or not the redesignation meets the requirements of all the policies in place for the community. The Development Permit process then becomes applicable when the rezone is granted.

1103 36th Street SE is identified in the Albert Park / Radisson Heights ARP as area 2. Area 2 is primarily a Low Density residential and an up zone to M-C1 would be a Medium Density Residential. 36th Street SE is on the east edge of the community and



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presently operates as a 4-lane divided roadway between Memorial Drive and 8 Avenue S. But the road narrows to 2 traffic lanes with on 36th street with street parking between 8 Avenue and 16 Avenue causing a severe bottleneck, thereby encouraging the use of some community streets (e.g. 28 Street) for through traffic. The parcel is a corner lot that fronts onto a major collector, 36th Street and 10th Ave SE. In the near vicinity an 11 unit development is proposed at 10th Ave and 35th Street and there is a 4 storey M-C2 building directly across the street on 36th. The ARP also identifies that the decline of housing on 36th street is evident.

The size of the lot will dictate the maximum units at 8 which is an increase in density of 6 under the current zoning. M-C1 zoning has specific rules on height and massing next to low density housing and buildings must conform to these rules.

In order to support greater housing choices for more complete communities, the MDP, encourages growth and change in low density residential neighborhoods noted in Policy 2.3.1 (a) and 2.2.5(a).

Project Site Characteristics

Corner lot – major collector road on 36th street, well used road on 10th Ave

Rear Lane access - The project site has rear lane access for vehicle movement, eliminating the need for a front drive entrance on 36th and interrupting pedestrian friendly walkability. Sites with lane access minimize the impact on adjacent streets providing onsite parking.

Higher street activity – 36th is a major collector road in the community, ideally higher density buildings occur on high traffic areas

Nearby Transit – the parcel is within 600m of the Franklin LRT station.

Proximity to main streets or collectors – parcel is on a major collector.

Proximity to open spaces and community activities – the parcel is a block away from a major greenspace on 8th Ave and 36th Street, within 10 min walk to Radisson Heights Park and Fonda Park, and within 15 min of two schools.

Nearby developments in planning or built – existing 4 story multi- residential directly across 36th Street. 11 Units proposed corner of 10th and 35th



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Application Outreach

As part of the outreach process, information is provided to affected parties. This includes the community planning committee, neighbors, and the local Ward office. Flyers describing the land use and other important information are distributed to the addresses listed on the outreach summary.

Application Summary

Given the location and characteristics of 1103 36th Street SE, the ongoing redevelopment in the area, the existing building across 36th Street and the outreach program in place for this parcel, this proposed land use change is in keeping with city-wide goals, and the MDP and will give the developer an opportunity to introduce innovative housing options for individuals looking to live in established areas. For these reasons we respectfully request your support for our application.

Regards,
Ahmed Gouda
Tricor Design Group Inc.