

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Albert Park/Radisson Heights on the north side of 14 Avenue SE, between 27 Street SE and 28 Street SE. The site is approximately 0.07 hectares (0.17 acres) in size, with dimensions approximately 15 metres wide by 45 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 13 Avenue SE.

Surrounding development is characterized by a mix of single and semi-detached dwellings as well as some multi-residential developments to the west, north and south. The site is a 950 metre (12-minute walk) north to the Franklin LRT Station and a 400 metre (six-minute walk) south to a MAX Purple Bus Rapid Transit (BRT) stop. The 17 Avenue SE International Avenue shopping area is approximately 300 metres (four-minute walk) to the south.

The schools nearest to the site are:

- Radisson Park School (Kindergarten to grade six) is 700 metres (nine-minute walk) to the north;
- Bishop Kidd School (grades seven to nine) is 75 metres (one-minute walk) to the east; and
- Sir Wilfrid Laurier School (grades seven to nine) is 1.0 kilometre (13-minute walk) to the northeast.

Community Peak Population Table

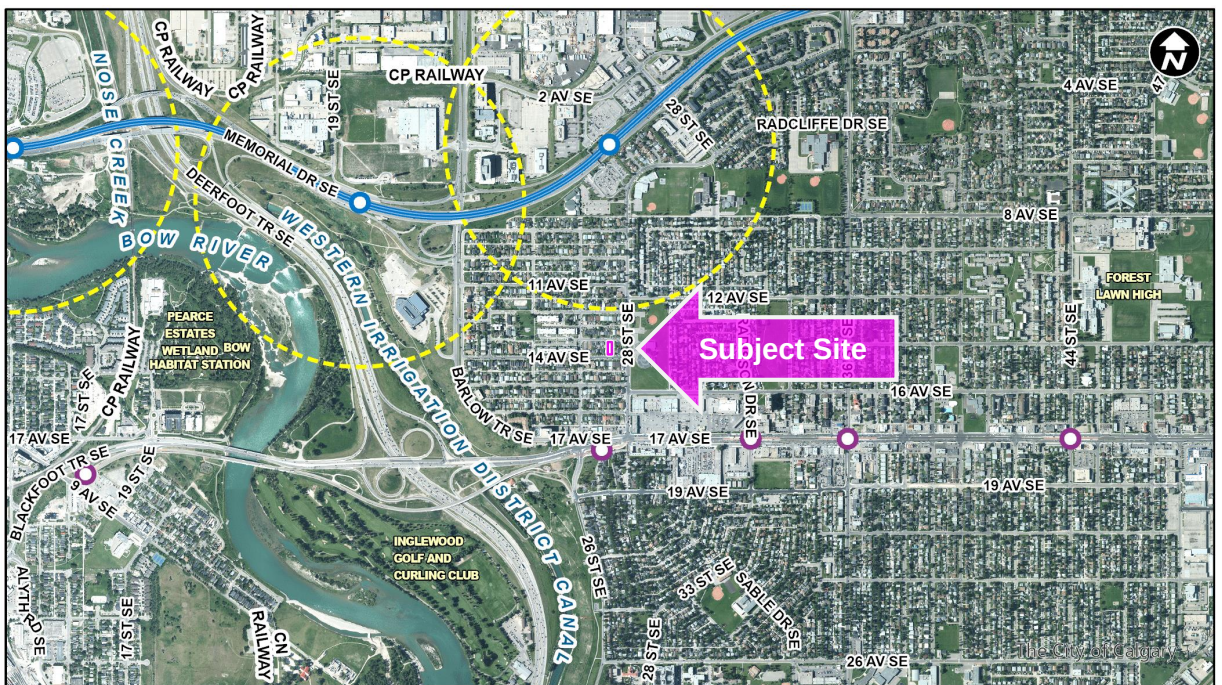
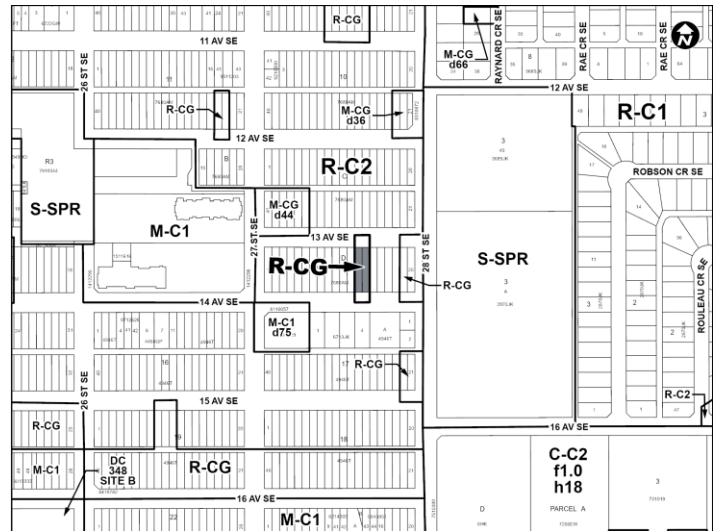
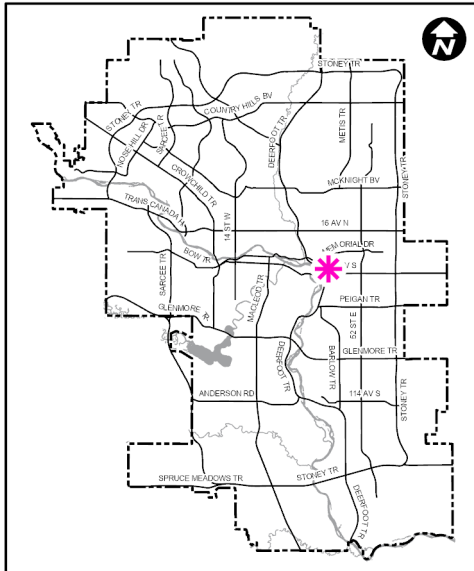
As identified below, the community of Albert Park/Radisson Heights reached its peak population in 2019.

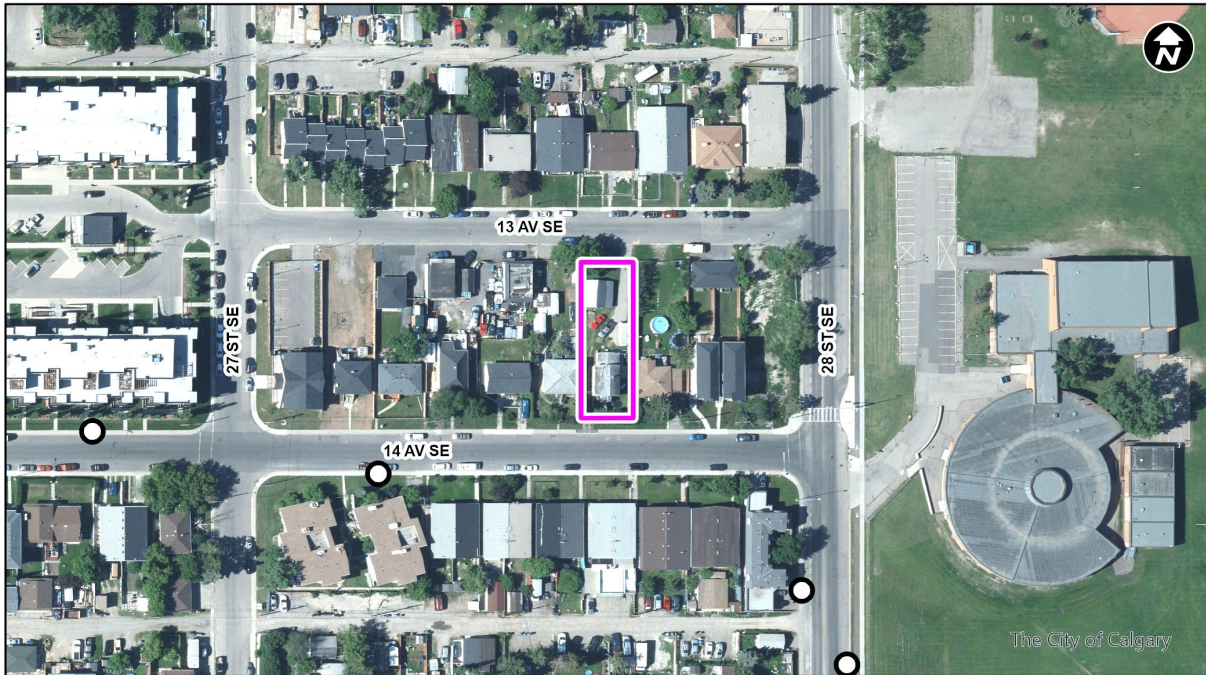
Albert Park/Radisson Heights	
Peak Population Year	2019
Peak Population	6,997
2019 Current Population	6,997
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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. 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 low-density 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 units per hectare. Based on the parcel area, this would allow for a maximum of five dwelling units on the subject parcel. Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. At a future development permit stage, 0.5 parking stalls per unit and suite would be required.

Development and Site Design

The rules of the proposed R-CG 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 west, 26 Street SE and to the east, 28 Street SE are existing on-street bikeways. On-street bikeways are also available along 10 Avenue SE to the north and 15 Avenue SE to the south.

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

- Route 307 (MAX Purple East Hills) has a dedicated BRT stop just south of 17 Avenue SE, approximately 450 metres (six-minute walk) to the south;
- Franklin LRT Station is 950 metres (12-minute walk) to the north;
- Route 155 (West Dover) has a stop 61 metres (one-minute walk) to the west; and
- Route 440 (Franklin Station) has a stop 120 metres (two-minute walk) to the southeast.

Vehicular access is currently available from 13 Avenue SE. At a future development permit stage Administration will require vehicular access remain from 13 Avenue SE. 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 and sanitary 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 electric vehicle charging as part of a future development permit application. This supports Program D: Renewable energy.

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 low-density district, the R-CG 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 project is a multi-community local area plan that is being developed to create a future vision and policies for how land could be used and redeveloped in the plan area. Phase 4: Realize will launch in Spring 2024. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.