

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Albert Park/Radisson Heights along 36 Street SE. The site is approximately 0.06 hectares (0.14 acres) and is approximately 15 metres wide and 39 metres deep. The site is currently developed with a single detached dwelling and has lane access along the west side of the site.

Surrounding development consists of a mix of single detached and semi-detached dwellings predominantly designated Residential – Contextual One / Two Dwelling (R-C2) District. A variety of multi-residential parcels are located east and south of the subject site and predominately along the 17 Avenue SE Urban Main Street. The parcels northwest and southwest of the subject site are designated Residential – Grade-Oriented Infill (R-CG) District.

The subject site is located approximately 700 metres (a 10-minute walk) north of the 17 Avenue SE Urban Main Street, providing convenient access to primary transit and other commercial services. The site is approximately 1 kilometre (a 14-minute walk) south of Marlborough Mall and approximately 1.1 kilometres (a 16-minute walk) east of Franklin LRT Station. Multiple schools surround the subject site including Father Lacombe High School located 400 metres (a six-minute walk) from the subject site, Forest Lawn High School located 850 metres (a 12-minute walk) and Ernest Morrow School located 1.5 kilometres (a 20-minute walk) from the subject site.

Community Peak Population Table

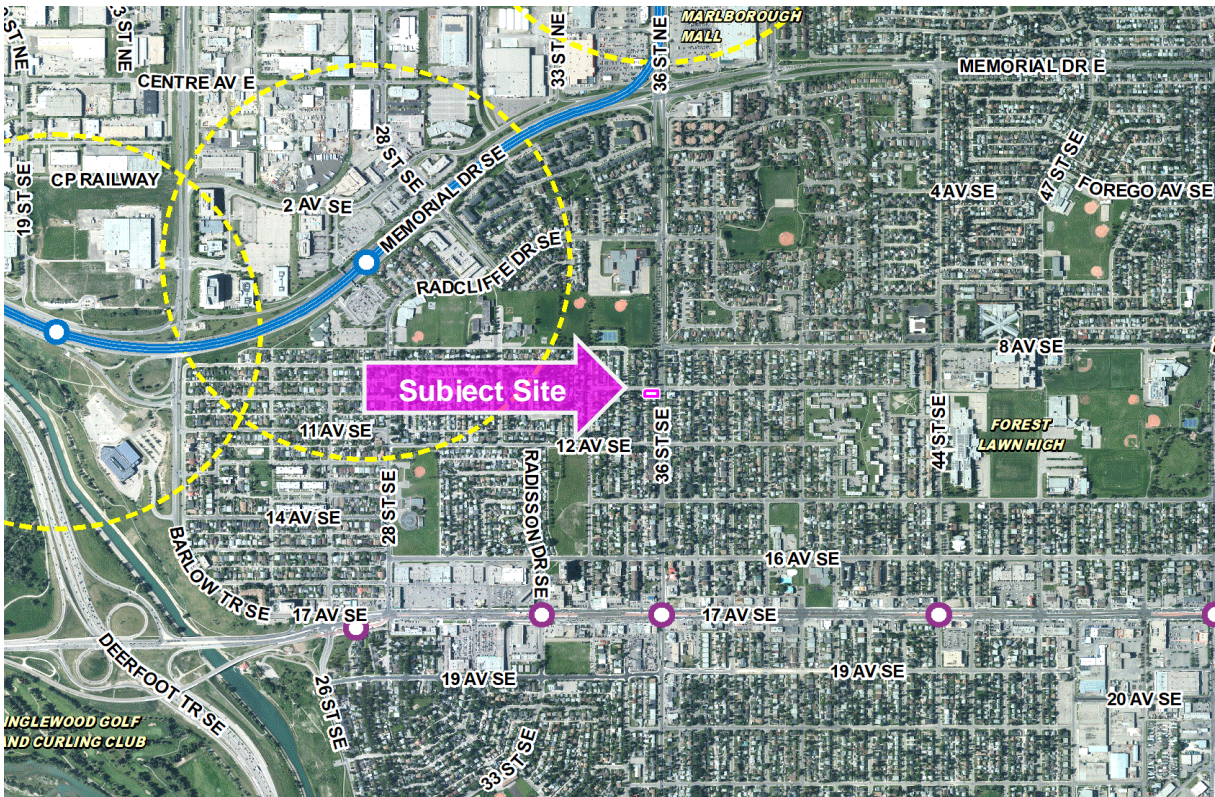
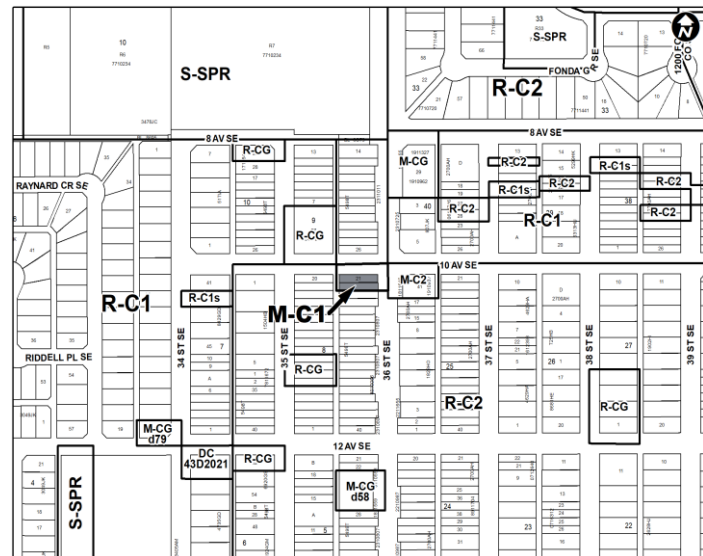
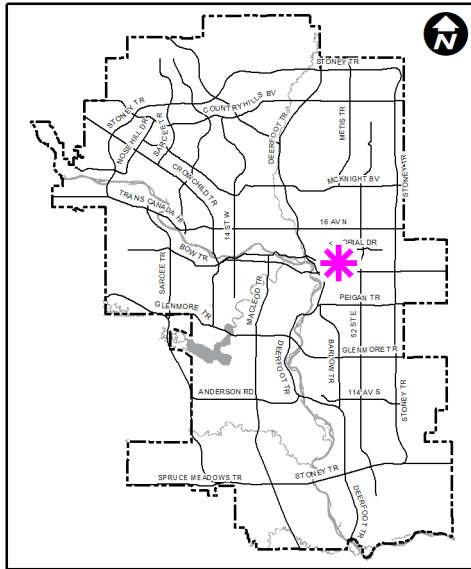
As identified below, the community of Albert Park/Radisson Heights reached its peak population in 2019.

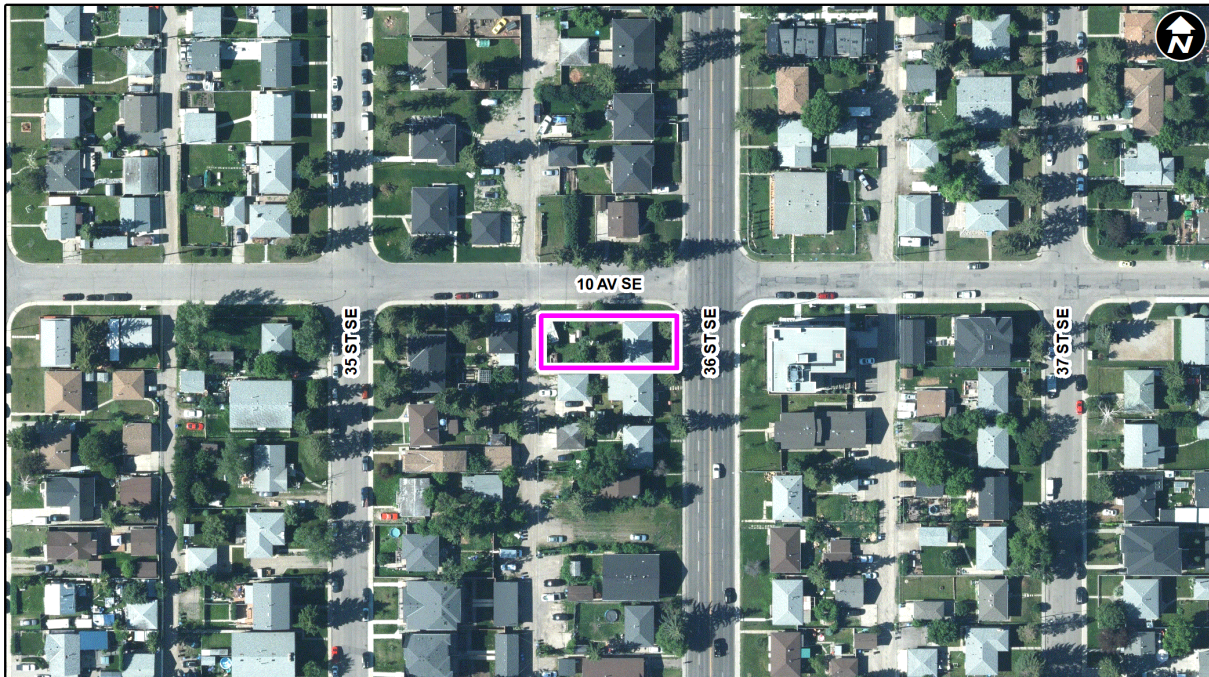
Albert Park/Radisson Heights	
Peak Population Year	2019
Peak Population	6,997
2019 Current Population	6,997
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 Housing – Grade-Oriented (H-GO) District was reviewed as a potential land use district to enable redevelopment; however, the subject parcel is not in an approved Local Area Plan, nor is it within the Centre City or Inner City. The site therefore did not meet the location criteria for the Housing – Grade-Oriented (H-GO) District listed in Section 1386 (d) of Land Use Bylaw 1P2007.

The proposed Multi-Residential – Contextual Low Profile (M-C1) District is a multi-residential designation that is primarily for townhouses and apartment buildings up to a maximum building height of 14 metres (about three to four storeys). The district provides for a maximum density of 148 units per hectare, which based on the subject parcel area would enable up to eight dwelling units and secondary suites. The M-C1 District is intended to be in close proximity or adjacent to low-density residential development and has a range of building setback and massing rules that support contextually sensitive development.

Development and Site Design

The rules of the proposed M-C1 District will provide basic guidance for the future development of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of the site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 36 Street SE frontage;
- provision of amenity space for individual units; and
- building placement, height and transitioning of massing.

Transportation

Pedestrian access to the site is available from existing sidewalks along 10 Avenue SE and 36 Street SE.

The subject parcel is well serviced by Calgary Transit. Transit stops are available within 95 metres (a one-minute walk) on 36 Street SE (Route 43 – Chinook Station, Route 87 – 17 Avenue SE and Route 135 – 36 Street SE/Erin Woods). The subject site is approximately 700 metres (a 10-minute walk) from 17 Avenue SE where Route 1 – Forest Lawn and Route 307 – MAX Purple East Hills/Chestermere are located. Franklin LRT Station is 1.1 kilometres (a 16-minute walk) west of the subject site.

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 0 - 25 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 a multi-residential development is generally allowable within the noise exposure of 0 - 25 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 M-C1 District provides for an increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing as well as making a more efficient use of the parcel.

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 Heights Area Redevelopment Plan (Statutory – 1989)

Map 3: Land Use of the [Albert Park/Radisson Heights Area Redevelopment Plan](#) (ARP), identifies the subject site as being located within the Low Density Residential area. Policies for this area support single family, duplex, semi-detached and townhouse dwellings. The ARP was created prior to the adoption of the MDP in 2009 which supports a variety of multi-residential housing typologies in the Established Areas. An amendment to Map 3 to change the site to the Medium Density Residential category is proposed to accommodate the land use redesignation. The proposed ARP amendment is supported by the location and context of the site. It is near other multi-residential developments, near transit services, is close to an Urban Main Street, and has direct lane access.

Location Criteria for Multi-Residential Infill (Non-statutory – 2016)

The [Location Criteria for Multi-Residential Infill](#) is used in order to assist in the evaluation of land use amendment applications to support multi-residential and associated local area plan amendments. The subject parcel meets the following six out of the eight location criteria outlined in the non-statutory document. The site is:

- on a corner parcel;
- within 400 meters of a transit stop;
- within 600 meters of an existing or planned primary transit stop;
- adjacent to existing or planned non-residential development or multi-unit development;
- along or in close proximity to an existing or planned corridor or activity centre; and
- has direct lane access.

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.