

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1306 – 25 Street SE, LOC2023-0240

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres) located at 1306 – 25 Street SE (Plan 7016GB, Lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 DECEMBER 21:**

That Council give three readings to **Proposed Bylaw 55D2024** for the redesignation of 0.07 hectares ± (0.17 acres) located at 1306 – 25 Street SE (Plan 7016GB, Lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to the Multi-Residential – Contextual Grade-Oriented (M-CGd75) District to allow for a variety of building forms including townhouses, rowhouse buildings and fourplexes in addition to the building forms already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents a moderate increase in density compatible with the built form and character of the existing community. The application is in keeping with the *Municipal Development Plan* (MDP) and the *Albert Park / Radisson Heights Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed M-CGd75 District would provide for greater housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.
- Why does this matter? The proposed redesignation would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit application has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, located in the southeast community of Albert Park/Radisson Heights, was submitted by Sphere Architecture Inc. on behalf of the landowner, Canadian Group Investments Corp., on 2023 August 18. No development permit application has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 2), the proposal is to obtain land use amendment approval to accommodate a built form that could allow five dwelling units and five secondary suites. The applicants are pursuing an M-CG District since it allows for a

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maximum height of 12 metres, whereas an R-CG District allows for a maximum height of 11 metres.

The approximately 0.07 hectare (0.17 acre) site is located on the east side of 25 Street SE, between 12 Avenue SE and 13 Avenue SE. It currently contains a single detached dwelling and detached garage with access available from the rear lane.

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

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 public/interested parties and the respective community association was appropriate. The applicant did a brochure delivery to neighbours, and reached out to the Community Association. The Applicant Outreach Summary can be found in Attachment 3.

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 no response from the public either in support or opposition to the proposed land use amendment.

No comments from the Albert Park / Radisson Heights 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 land use district allows for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

The applicant has indicated that specific measures such as impact resistant siding to minimize hail damage and providing rough-ins for future solar power generation will be part of a future development permit application. Further opportunities to align future development on this site

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with the *Calgary Climate Strategy – Pathways to 2050* will be explored and encouraged at subsequent development stages.

Economic

The ability to develop up to five residential units with the possibility of secondary suites would allow for more efficient use of 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. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 55D2024**
- 5. CPC Member Comments**
- 6. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform