

Planning & Development Report to
Calgary Planning Commission
2018 September 06

ISC: UNRESTRICTED
CPC2018-1014
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Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 903 - 35 Street SE, LOC2018-0160

EXECUTIVE SUMMARY

This land use redesignation application was submitted by VSDG on 2018 July 10 on behalf of the landowner Clinton Evangelista. The application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed (e.g. single detached dwellings, semi-detached dwellings, duplex dwellings, and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed R-CG designation.

This proposal is in compliance with the applicable policies of the *Municipal Development Plan* and the *Albert Park/Radisson Heights Area Redevelopment Plan (ARP)*.

A development permit application for a four-unit rowhouse development (DP2018-3308) has been submitted and is under review by Administration (Attachment 2).

ADMINISTRATION'S RECOMMENDATION:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 903 – 35 Street SE (Plan 1712541, Block 10, Lot 27) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

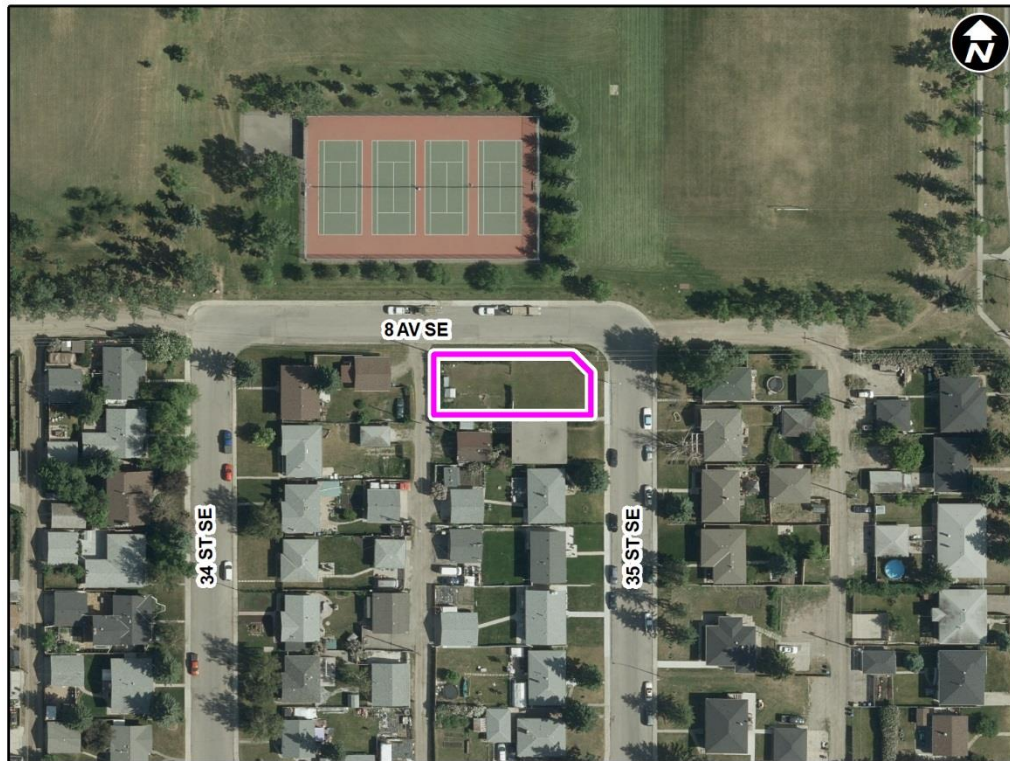
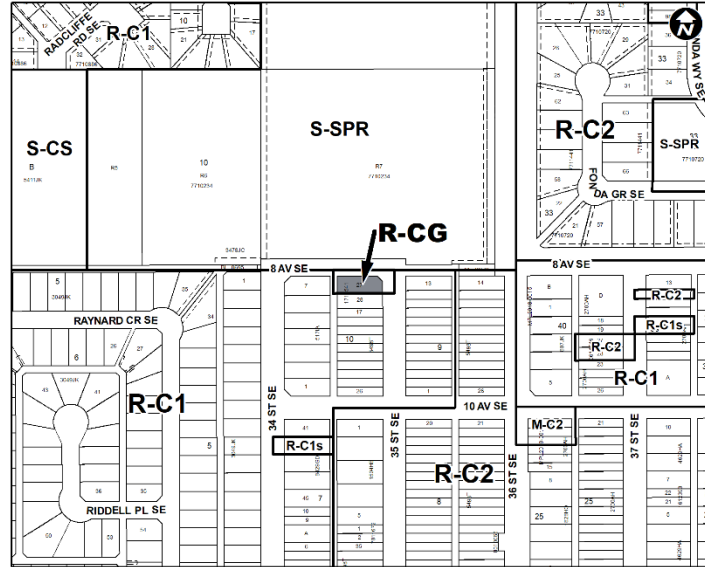
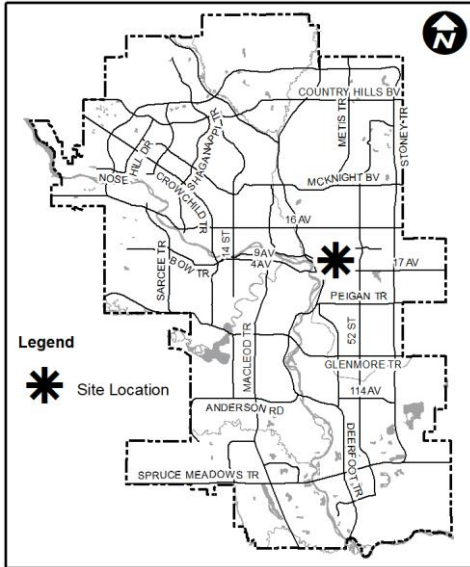
None.

BACKGROUND

This redesignation application was submitted by VSDG on 2018 July 10 on behalf of the landowner Clinton Evangelista (Attachment 1). A development permit application for a four-unit rowhouse development (DP2018-3308) has been submitted and is under review (Attachment 2).

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Location Maps



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Site Context

Located in a low density residential setting in the southeast community of Albert Park/Radisson Heights, the R-C1 designated parcel is vacant, having never been developed.

Single detached dwellings exist to the south, east and west on land designated as R-C1. One block to the east, the lands transition to the R-C2 District, and pockets of land throughout the immediate community have been redesignated to R-C1s, M-CG and M-C2. Father Lacombe Senior High School adjoins the site to the north on land designated as S-SPR. Four tennis courts are located along the southern most boundary of the school ground, visible along the frontage of the subject site.

The site is located approximately 800 metres north of 17 Avenue SE, a Main Street destination with retail, community and recreational services.

As identified in *Figure 1*, Albert Park/Radisson Heights reached a peak population in 2017, with 6,745 residents.

| Albert Park/Radisson Heights | |
|---------------------------------------|-------|
| Peak Population Year | 2017 |
| Peak Population | 6,745 |
| 2017 Current Population | 6,745 |
| Difference in Population (Number) | 0 |
| Difference in Population (Percentage) | 0% |

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Albert Park/Radisson Heights](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is a residential designation in developed areas that is primarily for Single Detached Dwellings. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) rowhouse development where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four dwelling units on the subject site.

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The R-CG District also allows for a range of other low density housing forms such as single detached dwellings, semi-detached dwellings and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG District, provided they are less than 45 square metres in size.

Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the future site development including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include:

- ensuring an engaging built interface along both street frontages;
- emphasizing individual at-grade entrances; and
- the delineation of an appropriate front yard setback.

More information about the development permit can be found within Attachment 2.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation Networks

Neither a Traffic Impact Assessment nor a Parking Study were required as part of this land use at this time. Access is anticipated to be from the lane, as per the proposed rowhouse development that is presently under review. Transit service is within close proximity of the subject parcel, with routes within 250 metres of the site.

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

The Albert Park / Radisson Heights Community Association was circulated the application, however did not provide comments. Administration followed up with the Community Association, however no response was received.

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Administration received two letters objecting to the proposal from residents. Resident concerns are summarized below:

- parking is already congested and the proposal will create additional hardship for aging residents;
- the additional metre in height is too much for the area; and
- the site should have a house only.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Compliance with relevant policies and bylaws for permitted uses, as well as design compatibility of discretionary uses with respect to the surrounding neighbourhood context, traffic and access will be reviewed at the development permit stage. The development permit that is presently under review for the site does not meet the rules for a permitted use Rowhouse Building, and as such is being reviewed as a discretionary use.

No public meetings were held by the applicant or Administration.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (MDP) (Statutory, 2009)

The parcel is located within the Developed Residential – Established Area as identified on Map 1: Urban Structure Map of the *Municipal Development Plan (MDP)*. Both City-Wide policies and Established Area policies apply. In general, these policies encourage modest redevelopment of established communities with a mix of land uses. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

The application is in keeping with relevant MDP policies as the provision of the R-CG District allows for development that is compatible with existing low-density residential development in terms of height, built-form, and density.

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Albert Park/Radisson Heights Area Redevelopment Plan (1989)

Within the *Albert Park/Radisson Heights ARP*, the site is identified as Low Density Residential in accordance with Map 1, and as Character Area 1 in accordance with Map 3. The intent of The Low Density Residential Area is to retain the existing land use designations, encourage compatible infill developments, improve existing low density residential areas with different initiatives, and redesignate specific sites identified in the plan area.

Policy for the area indicates that single detached , duplex, semi-detached and townhouse dwellings are appropriate for the area through a low density residential policy.

The proposed development, as per DP2018-3308, represents a modest Rowhouse Building that is contextually sensitive, as indicated in the Development and Site Design section of this report.

Location Criteria for Multi-Residential Infill (Non-statutory, 2014)

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other multi-residential developments.

The guidelines are not meant to be applied in an absolute sense, but are to be used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The following location criteria were consistent with the guidelines:

- on a corner parcel;
- within 400 metres of a transit stop;
- along or in close proximity to an existing or planned corridor or activity centre; and
- direct lane access.

The proposed land use satisfies a number of the locational criteria for multi-residential infill housing.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

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Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no risks associated with this application.

REASONS FOR RECOMMENDATIONS:

The proposal is keeping with applicable policies including the *Municipal Development Plan* and the *Albert Park/Radisson Heights Area Redevelopment Plan*, both of which advocate for communities with a variety of housing types to meet a range of citizen needs. The proposed R-CG District is intended for parcels in proximity or directly adjacent to low density residential development. The proposal would allow for a modest increase in density on an inner city parcel and in a form that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENTS

1. Applicant's Submission
2. Proposed Development (DP2018-3308) Summary