

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 September 10**

**ISC: UNRESTRICTED
CPC2018-0750
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**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1128 - 35
Street SE, LOC2018-0093, Bylaw 229D2018**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by TC Design and Consulting on 2018 April 25 on behalf of the landowner Atousa Samie. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for secondary suites in an existing semi-detached development.

A development permit for a new semi-detached development was approved in 2017, which is currently under construction. The redesignation would allow for the additional use of two secondary suites, one for each side of the semi-detached dwelling.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1128 - 35 Street SE (Plan 5498T, Block 8, Lots 7 and 8) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

Moved by: L. Juan

Carried: 6 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 28:

That Council hold a Public Hearing on Bylaw 229D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1128 - 35 Street SE (Plan 5498T, Block 8, Lots 7 and 8) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 229D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

The community of Albert Park/Radisson Heights is subject to the policies of the *Albert Park/Radisson Heights Area Redevelopment Plan* (ARP) which provide direction for future redevelopment in the area.

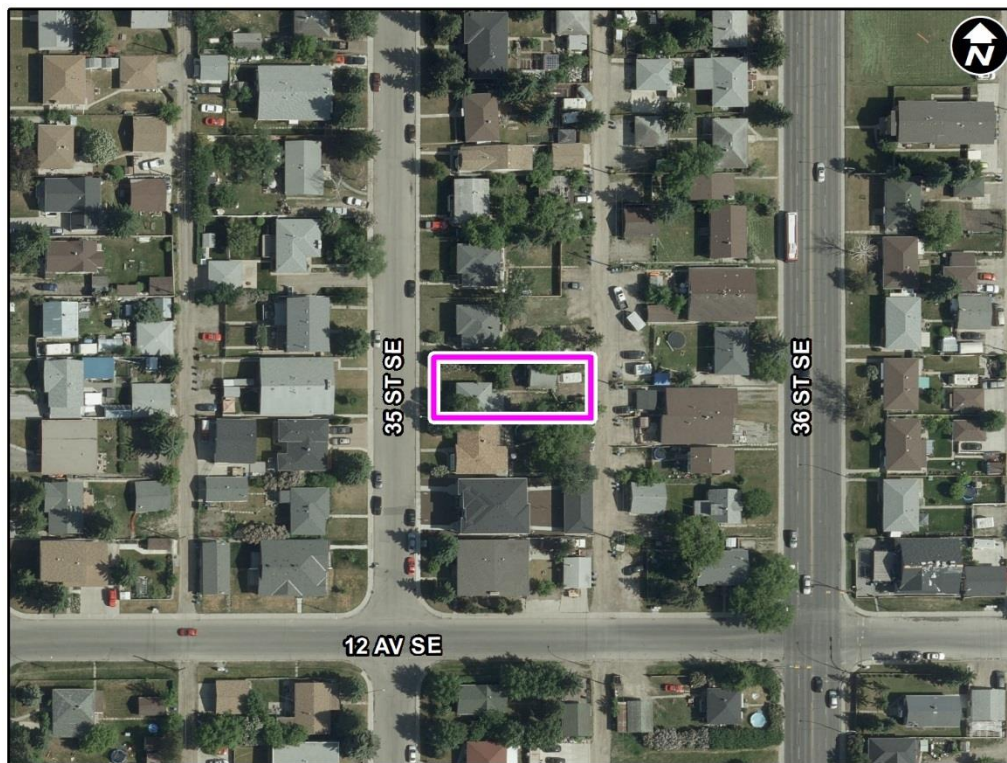
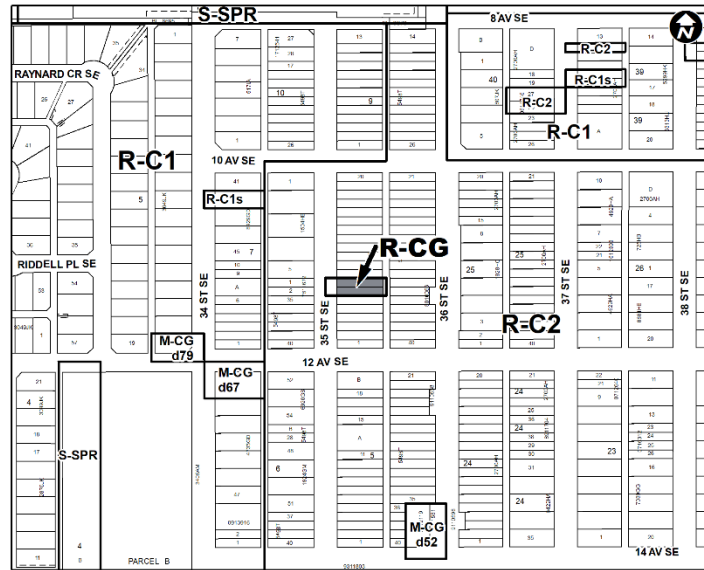
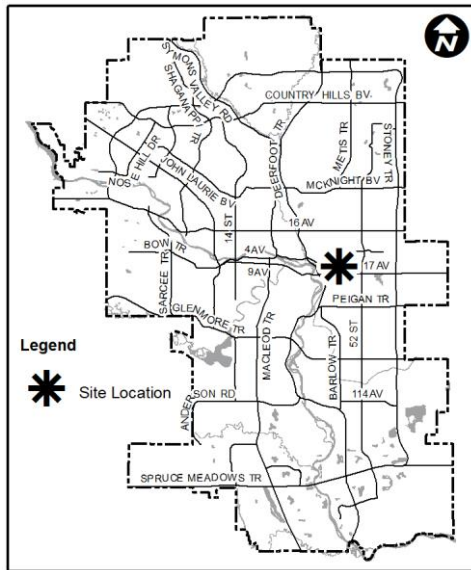
In 2017, a development permit (DP2017-4950) was submitted and approved to allow for the construction of a new semi-detached dwelling and accessory building (garage). This is currently under construction.

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Location maps



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Site Context

The subject site is located in the community of Albert Park/Radisson Heights north of 12 Avenue SE and west of 36 Street SE. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres wide by 40 metres long. A rear lane exists to the west of the site. The property is currently under construction for a semi-detached development with detached garage to be accessed from the rear lane.

As identified in *Figure 1*, Albert Park/Radisson Heights, the community's peak population was in 2017.

Figure 1: Community Peak Population

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 (Percent)	0%

Source: *The City of Calgary 2017 Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for development that has the ability to be compatible with the established building form of the existing neighbourhood.

Land Use

This proposal would allow for secondary suites (one Backyard Suite or Secondary Suite per unit). Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG District, provided they are below 45 square metres in size.

Implementation

The proposed redesignation is intended to accommodate secondary suites on the parcel, which is currently under construction.

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Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from 35 Street SE and the rear lane. The area is served by Calgary Transit bus service Route 23 Foothills Industrial with a bus stop within approximately 150 metres walking distance of the site at 36 Street SE. The site is also within 700 metres of the 17 Avenue SE Bus Rapid Transit (BRT) Route 1 Forest Lawn. On-street parking adjacent to the site is unregulated.

Utilities and Servicing

Water, sanitary and storm 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.

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.

The Albert Park/Radisson Heights Community Association was circulated. No comments were provided. No letters in support or opposition were received.

No engagement was undertaken by Administration or the applicant.

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 (Statutory, 2009)

The subject parcel is located within the 'Residential - Developed – Established' area of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage modest redevelopment that incorporates a mix of land uses and a pedestrian-friendly environment. The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density.

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Albert Park/Radisson Heights Area Redevelopment Plan (Statutory, 1989)

The site is located within the *Albert Park/Radisson Heights Area Redevelopment Plan* (ARP). The ARP makes no specific mention of the site, which is located in the low density residential area in the plan, but encourages compatible infill developments with the use of approved residential infill guidelines.

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 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 subject parcel does not meet the majority of the location criteria when considered on its own, however, the proposed redesignation would simply allow for the additional use of two secondary suites, one for each side of the semi-detached dwelling. This moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

Social, Environmental, Economic (External)

The recommended land use allows for 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.

An environmental site assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget:

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

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 known risks associated with this application.

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REASON(S) FOR RECOMMENDATION(S):

The proposal land use redesignation conforms to the *Albert Park/Radisson Heights Area Redevelopment Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development. The proposal would allow for the additional use of secondary suites on site.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 229D2018**