

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1122 and 1124 – 35 Street SE, LOC2018-0179

EXECUTIVE SUMMARY

This land use redesignation application was submitted by GPS Excavation and Hauling on 2018 August 09 on behalf of the landowner Jan Vorel. The application proposes to change the designation of this property from a Residential – Contextual One/Two Dwelling (R-C2) District to a 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 homes 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.

The intent of this proposal is to provide for secondary suites in the form of basement suites in the future. This proposal is in compliance with the applicable policies of the *Municipal Development Plan* (MDP) and the *Albert Park/Radisson Heights Area Redevelopment Plan* (ARP).

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 ± (0.14 acres±) located at 1122 and 1124 – 35 Street SE (Plan 5498T, Block 8, Lots 9 and 10) 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.

PREVIOUS COUNCIL DIRECTION / POLICY

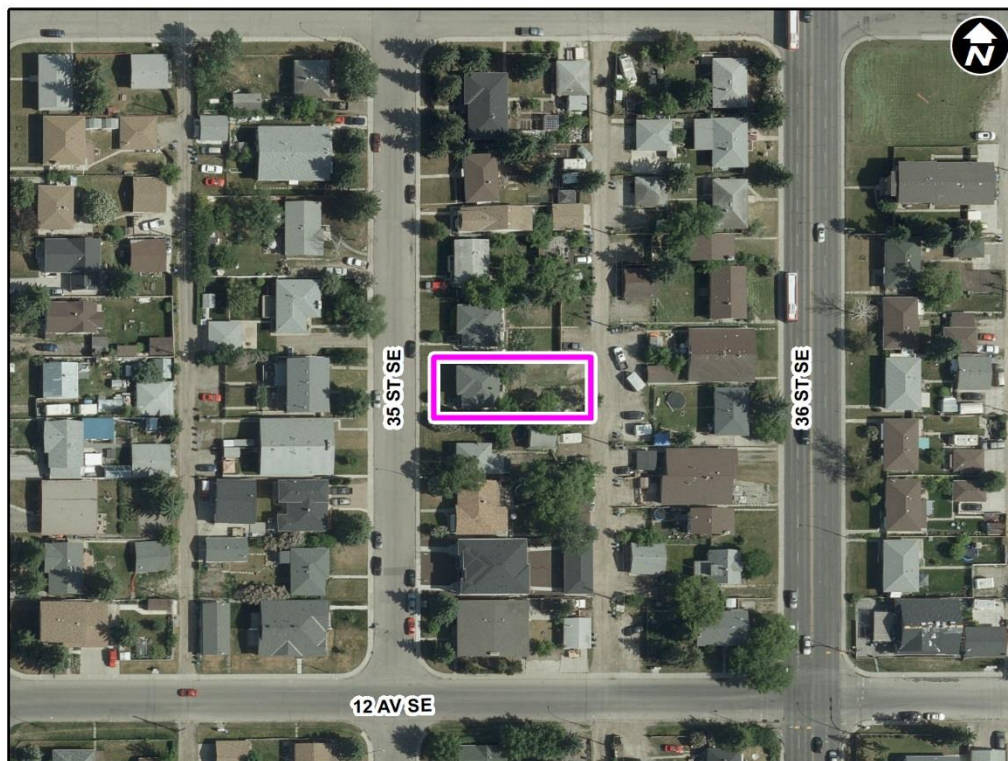
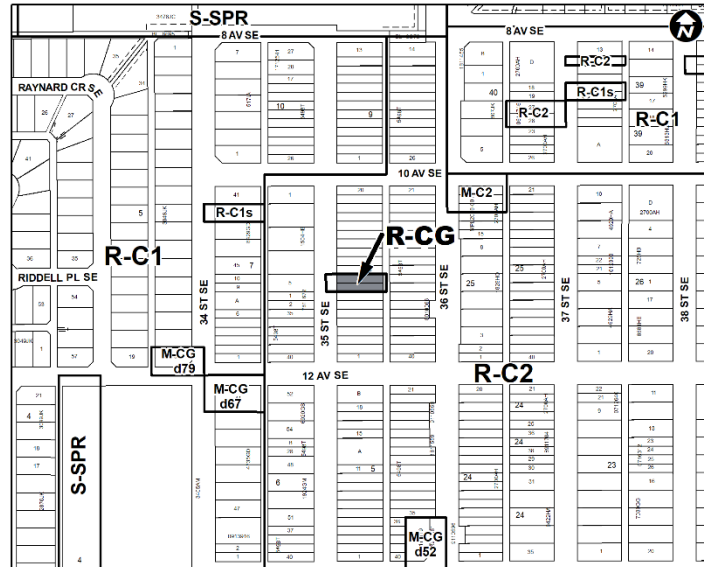
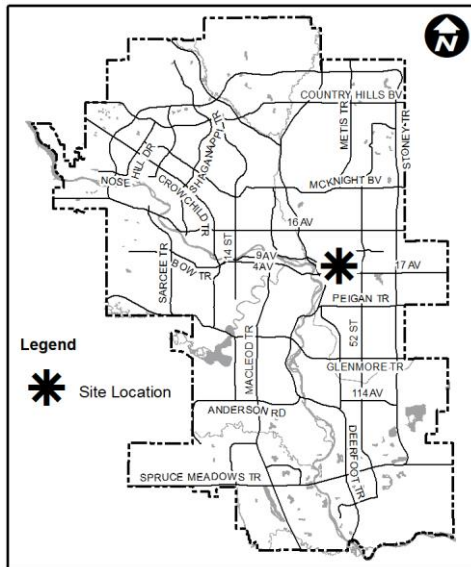
None.

BACKGROUND

An application for a semi-detached dwelling and four car garage accessed from the rear lane was approved for the parcel on 2016 November 16 under DP2016-3785. As outlined in the Applicant's Submission (Attachment 1), the landowner seeks to redesignate the properties from R-C2 to R-CG to allow for basement suites within the approved semi-detached dwelling.

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Location Maps



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Site Context

Located in the established community of Albert Park/Radisson Heights, the R-C2 designated parcels are currently under development with a two storey semi-detached dwelling and four car detached garage accessed from the rear lane. The properties are located mid-block and are surrounded by both single detached and semi-detached dwellings.

Public transit, the Franklin L.R.T station and the 17 Avenue SE Main Street are all located within proximity of the subject site, as are a variety of schools and local parks. A grocery store and drug store are located within one kilometre of the site, which is less than a 15 minute walk for the average person.

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

The proposed redesignation allows for modest residential intensification of the site, including the addition of secondary suites within the approved semi-detached dwelling. The proposal is in keeping with applicable legislations as identified in the Strategic Alignment section of this report.

Planning Considerations

Land Use

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily intended for single detached dwellings, semi-detached dwellings and duplex dwellings. Single detached dwellings may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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 directly faces 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 factor into density calculations and do not require motor vehicle parking stalls in the R-CG District, provided they are less than 45 square metres in size. Notwithstanding, four parking stalls have been approved on site.

Development and Site Design

As the intent of this application is to allow for secondary suites to be located within the approved semi-detached dwelling, should the secondary suites fully meet the rules of *Land Use Bylaw 1P2007*, only a building permit will be required. However, if any relaxations are required, the application would be reviewed through a development permit as a permitted use with relaxation.

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 redesignation application. Access to the properties is expected to be from the lane as approved under DP2016-3785. The subject site is well serviced by public transit, with the 36 Street SE Primary Transit route and Franklin L.R.T in close proximity.

Utility 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 landowners 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, though no response was received.

Administration received one phone call in objection to the proposal, in which concerns with parking congestion on 35 Street SE were identified.

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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.

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 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.

Albert Park/Radisson Heights Area Redevelopment Plan (Statutory, 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 2 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 through various initiatives and redesignate specific sites identified in the plan area. Single detached, duplex, semi-detached and townhouse dwellings are considered appropriate forms of development in this area.

A development permit for a semi-detached dwelling has been reviewed and approved for the site. As such, the intended future development of the site to allow for secondary suites in the basements of the semi-detached dwelling is considered to align with the ARP policy.

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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 *Municipal Development Plan* 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:

- within 400 metres of a transit stop;
- within 600 metres of an existing or planned Primary Transit stop;
- in close proximity to an existing Activity Centre (17 Avenue SE Main Street); and
- has direct lane access.

The proposed land use satisfies a number of the locations 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 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.

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.

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Calgary Planning Commission
2018 October 04

ISC: UNRESTRICTED
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REASON(S) FOR RECOMMENDATION(S):

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 established area parcel and in a form that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission