

Planning & Development Report to
Calgary Planning Commission
2018 November 01

ISC: UNRESTRICTED
CPC2018-1081

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1301 - 35 Street SE, LOC2018-0186

EXECUTIVE SUMMARY

This land use redesignation application was submitted by TC Design and Consulting on 2018 August 17 on behalf of the landowner DDT Rentals Ltd. 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:

- 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.

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).

A development permit application for a four-unit rowhouse development (DP2018-3946) was submitted on 2018 August 17 and is under review by Administration (see Attachment 2).

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 1301 - 35 Street SE (Plan 6920GS, Block 6, Lot 52) 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

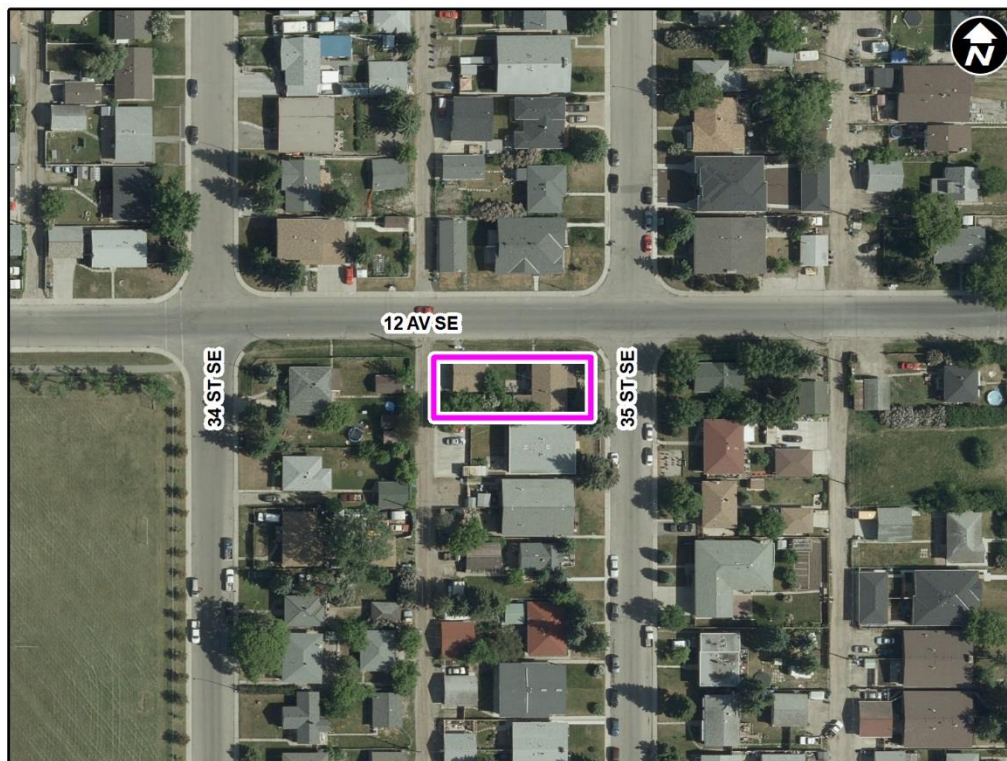
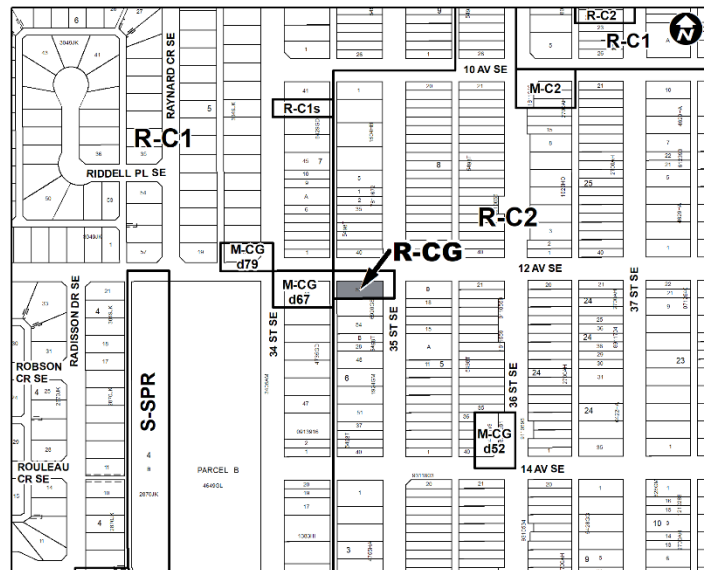
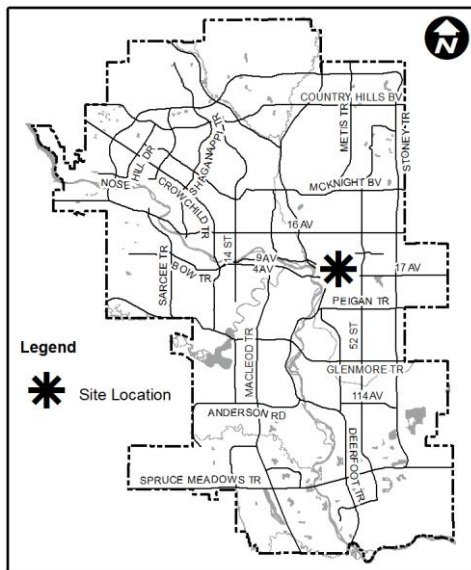
The redesignation application was submitted by TC Design and Consulting on 2018 August 17 on behalf of the landowner DDT Rentals Ltd. A development permit application for a four-unit Rowhouse Building (DP2018-3946) was also submitted 2018 August 17 and is under review (Attachment 2).

Planning & Development Report to
Calgary Planning Commission
2018 November 01

ISC: UNRESTRICTED
CPC2018-1081

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1301 - 35
Street SE, LOC2018-0186

Location Maps



Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1301 - 35 Street SE, LOC2018-0186

Site Context

The subject site is located in the community of Albert Park/Radisson Heights, south of 12 Avenue SE and west of 25 Avenue SE. 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. The property is currently developed with a one storey, single detached dwelling and detached single car garage accessed from the lane adjacent to 12 Avenue SE.

A six-unit Multi-Residential Development has been approved to the west, across the lane, on a parcel designated Multi-Residential – Contextual Grade-Oriented (M-CG). Semi-detached dwellings are located to the south of the site and to the north of the site, across 12 Avenue SE. A single detached dwelling is located to the east, across 12 Avenue SE.

As identified in Figure 1, Albert Park/Radisson Heights reached a peak population 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.

Planning Considerations

The primary planning consideration in evaluation of this application was whether it aligns with the *Municipal Development Plan* and the *Albert Park/Radisson Heights Area Redevelopment Plan*.

Land Use

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that allows 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.

Planning & Development Report to
Calgary Planning Commission
2018 November 01

ISC: UNRESTRICTED
CPC2018-1081

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1301 - 35 Street SE, LOC2018-0186

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 proposed redesignation provides guidance for site development including appropriate uses, height and building massing, landscaping and parking.

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 amendment application. A Calgary Transit bus stop is located approximately 180 metres from the site, along 36 Street SE. The site can be accessed via a rear lane.

Utilities and Servicing

Water, sanitary and storm mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

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, however no response was received.

Administration received one phone call in opposition to the application with the concern of lack of on-street parking.

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1301 - 35
Street SE, LOC2018-0186**

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Municipal Development Plan (Statutory, 2009)

The site 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 forms that may be sensitive to existing residential development in terms of height, built form and density.

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 development.

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.

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.

Planning & Development Report to
Calgary Planning Commission
2018 November 01

ISC: UNRESTRICTED
CPC2018-1081

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1301 - 35
Street SE, LOC2018-0186**

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.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Development (DP2018-3946) Summary