

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2736 - 12 Avenue SE, LOC2018-0149

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Genex Builder Group on 2018 June 25 on behalf of the landowner Nguyen Thai Nguyen. 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 has not been submitted at this time.

ADMINISTRATION'S RECOMMENDATION:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2736 – 12 Avenue SE (Plan 7680AM, Block 11, Lots 23 and 24) 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

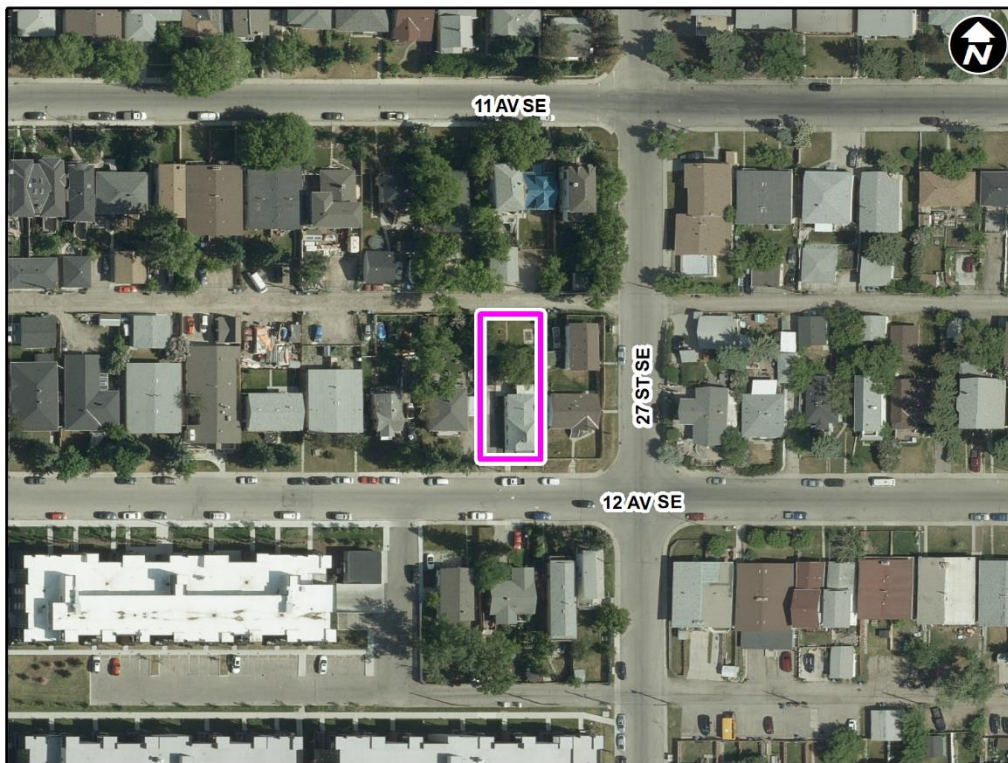
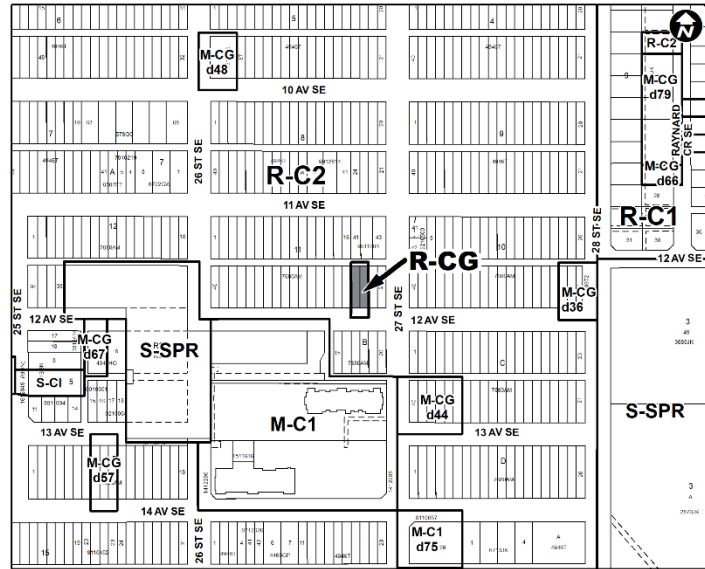
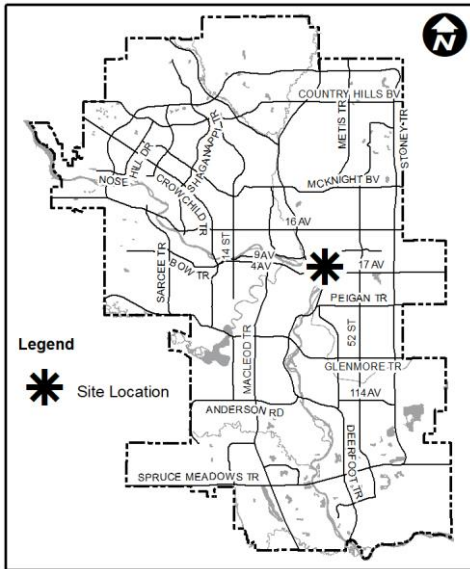
None.

BACKGROUND

An application for a semi-detached dwelling and four car garage accessed from the rear lane, was approved for the parcel by Administration on 2018 May 25 under DP2018-1556. As detailed in the Applicant's Submission (Attachment 1), Genex Builder Group indicated on 2018 June 25 that the landowner, Nguyen Thai Nguyen, proposes to redesignate from R-C2 to R-CG in order 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 a low density residential setting in the southeast community of Albert Park/Radisson Heights, the R-C2 designated parcel is developed with a one storey, single detached dwelling and detached single car garage accessed from 12 Avenue SE. As mentioned in the background section of this report, a semi-detached dwelling has been approved for the site.

Single detached dwellings exist to the north, south, east and west, on land designated as R-C2. Pockets of land throughout the immediate community have been redesignated to M-CG and M-C1, with a 272 unit multi-residential development containing the “Albert Park” located approximately 30 metres southwest of the parcel.

The site is located approximately 135 metres east of park space designated S-SPR, and approximately 200 metres west of Bishop Kidd Junior High School and the Albert Park/Radisson Heights Community Centre. The parcel is located approximately 350 metres northwest 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 / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily 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.

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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.

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. Notwithstanding, the site can accommodate 4 parking stalls.

Development and Site Design

At the time of Calgary Planning Commission, a development permit had not been submitted. 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. If any relaxations are required, the application will 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 at this time. At the development permit stage, access is anticipated to be from the lane as approved under DP2018-1556. Transit service is within close proximity of the subject parcel, with multiples routes 250 metres to 450 metres from 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 did not receive any letters supporting or objecting to the proposal from residents.

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 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.

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.

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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 approved semi-detached dwelling is considered to fully meet the policy.

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 District 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 following location criteria were consistent with the guidelines:

- within 400 metres of a transit stop (170 metres);
- within 600 metres of a primary transit stop (480 metres);
- along or in close proximity to an existing or planned corridor or activity centre (International Avenue/17 Avenue SE); 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.

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.

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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