

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0259

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1305 and 1313 - 36 Street SE, LOC2018-0254

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2018 November 16 by Inertia, on behalf of Habitat for Humanity and with authorization by the City of Calgary. The application proposes to change the designation of 1305 and 1313 - 36 Street SE from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd58) District to allow for:

- multi-residential buildings (e.g. townhouses, four-plexes, apartment buildings);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of 15 dwelling units (an increase from the current maximum of four dwelling units over the two parcels); and
- the uses listed in the M-CG District.

The proposal is in keeping with the applicable policies identified in the *Municipal Development Plan (MDP)* and the *Albert Park/Radisson Heights Area Redevelopment Plan (ARP)*.

A development permit application for a Multi-Residential Development, comprising of two, fourplex buildings has been submitted and is under review by Administration. A density modifier of 58 units per hectare is proposed to limit the density on the parcel to a maximum of eight units.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.14 hectares \pm (0.34 acres \pm) located at 1305 and 1313 - 36 Street SE (Plan 5498T; Block 5, Lots 23 to 27) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd58) District; and
2. Give three readings to the proposed Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

In 2016 July, Council approved “Foundations for Home”, Calgary’s Corporate Affordable Housing Strategy, which identified “Leverage City Land” as 1 of 6 objectives and included a target to dispose of five parcels per year of City land at below-market value for non-market housing projects in 2017 and 2018.

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At the 2017 April 24 Regular Meeting of Council, Council provided Administration with authorization to target market seven parcels of City owned land to the affordable housing sector, including the subject parcel.

A full process of submission, evaluation, awarding and sale authorization was undertaken for each of the parcels. Applicants were evaluated on several different criteria, including their experience in operating affordable housing, experience in developing affordable housing in the past, capital funds in place, development timeline and potential partnerships. Habitat for Humanity was selected as the successful applicant for the subject site with the sales authorization approved by the Management Real Estate Review Committee on 2018 February 08.

BACKGROUND

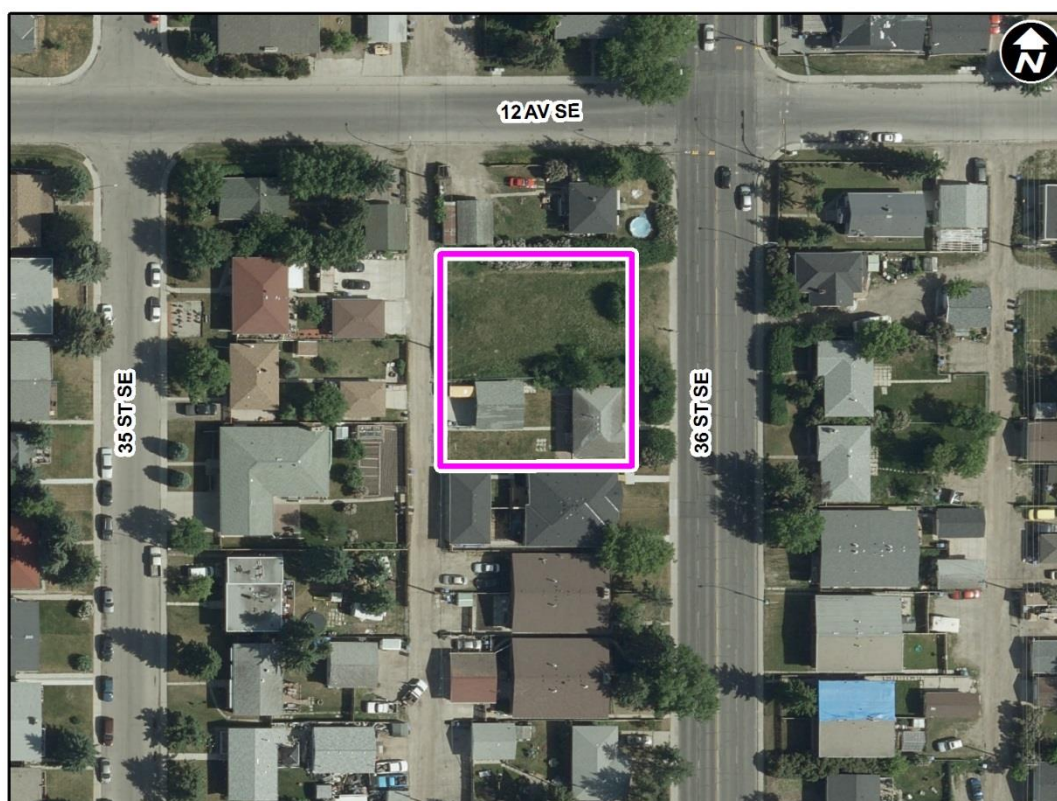
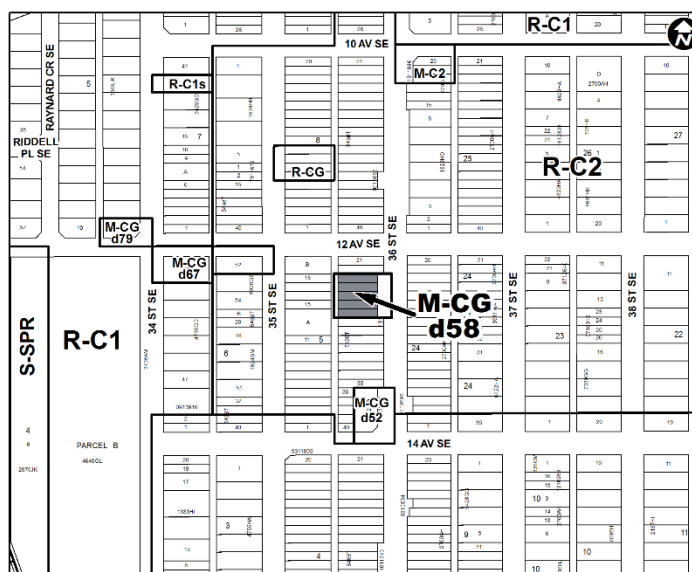
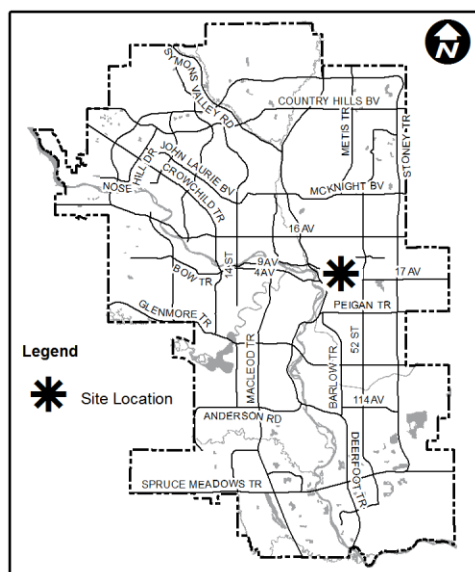
This land use amendment application was submitted by Inertia on 2018 November 16 on behalf of Habitat for Humanity (Attachment 1). A development permit application for a Multi-Residential Development consisting of two, fourplex buildings (DP2018-5406) has been submitted and is under review (Attachment 2).

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Location Maps



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Site Context

The subject site is located in the southeast community of Albert Park/Radisson Heights, on the western side of 36 Street SE, to the south of the 12 Avenue SE intersection. The site comprises two parcels and is approximately 38 metres wide by 34 metres in depth and is currently developed with one bungalow style single detached dwelling with lane access on 1313 - 36 Street SE, whilst 1305 - 36 Street SE is vacant.

The immediate area consists mostly of bungalow style detached dwellings. There have been two recent Multi-Residential – Contextual Grade-Oriented (M-CG) District land use amendment applications approved by Council on 2018 February at 1302 - 34 Street SE and on 2018 March at 3412 - 12 Avenue SE, to the west of the subject site. The subsequent development permit applications approved six and four unit multi-residential buildings respectively. There are a variety of retail and service amenities located in close proximity along 17 Avenue SE, to the south of the parcel.

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

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 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that have the ability to be compatible with the established built form for the neighbourhood. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of the technical planning analysis conducted by Administration.

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Land Use

The current Residential – Contextual One / Two Dwelling (R-C2) District is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the City. The district allows for a maximum of four dwelling units (across the two parcels) and a maximum building height of 10.0 metres.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd58) District is intended to facilitate development where some or all of the units have direct at-grade access and is of low height and low density within the developed area of the city. The maximum permitted building height is 12.0 metres, with contextually sensitive rules that further restrict building height within proximity of low density residential districts and public streets.

The proposed density modifier of 58 units per hectare would allow for up to eight units on the parcel. Other land use designations, such as Residential – Grade-Oriented Infill (R-CG) District, were not considered due to the applicant's desire to provide a fourplex format of development.

Development and Site Design

The rules of the proposed M-CGd58 District will provide guidance for the future site development including appropriate uses, number of units, height and building massing, landscaping and parking. Given the mid-block location of the parcels, additional design considerations that are being taken into account through the development permit process include:

- emphasizing individual at-grade entrances;
- defining front and rear amenity spaces; and
- privacy, overlooking and any other impacts on adjacent residential uses.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation

The site is located on the Primary Transit Network (36 Street SE), with several bus stops located within 300 metres of the property. Thirty-sixth Street SE is classified as an arterial street and connects two major roads (17 Avenue SE and Memorial Drive SE) and two transit systems (Northeast LRT and the 17 Avenue SE BRT).

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. A storm sewer extension may be required as part of the development permit application process.

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Stakeholder Engagement, Research and Communication

Communications

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 the application, however, did not provide comments. Administration followed up with the Community Association, however, no response was received.

Applicant-led Engagement

In addition to Administration's standard practices, Habitat for Humanity undertook a public engagement process in 2018 August, and met with the Albert Park/Radisson Heights Community Association in order to discuss and request feedback regarding the proposed land use amendment and development permit applications. See Attachment 3 for a summary and response from the Community Association. Due to the low participation, there were no key items/findings that were noted.

City-led Engagement

In response to the notice posting, and circulation of the land use amendment application, Administration received one letter of objection regarding the proposed land use amendment application and the proposed development permit application (DP2018-5406). The reasons given for objection were:

- parking will increase;
- noise will increase;
- the lane is likely to be blocked; and
- the height is likely to block light to adjacent dwellings.

Concerns related to development that were raised through the public engagement process, such as parking, lane access and loss of light will be addressed through the development permit process.

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Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory - 2009)

The subject site is located in the Residential-Developed - Established Area as identified on Map 1, Urban Structure of the *Municipal Development Plan* (MDP). The Established Area land use policies encourage modest redevelopment, appropriate densities and pedestrian-friendly environments. In this case, the proposed M-CGd58 District would allow for a development of a modest 8 units, with each unit having direct at-grade access to 36 Street SE.

The proposal also aligns with the MDP's city-wide policies that encourage the efficient use of land, transit-supportive land uses, housing diversity and choices and complete communities policies. Section 2.3.1 (a) (ii) of the MDP notes that diverse neighbourhoods include a range of housing choices in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups.

Notwithstanding the above, section 1.4.4 of the MDP states that Area Redevelopment Plans (in this case the *Albert Park/Radisson Heights Area Redevelopment Plan*) in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction for the local context.

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

The subject parcel is located within the 'Low Density Residential' area as identified on Map 1 of the ARP and forms part of Area 2, which is intended to contain a mix of single and semi-detached dwellings, rowhouses and fourplexes, and encourage compatible infill developments. The proposed land use has the ability to meet these goals and objectives, specifically as it will allow for modest intensification that is compatible with the existing residential development, whilst allowing housing revitalization within the community.

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

Council adopted the *Location Criteria for Multi-Residential Infill* to assist with the evaluation of land use amendment applications when considering multi-residential developments in low density residential areas. The proposed land use aligns with the majority of the criteria as the site is within 400 metres of a transit stop; within 600 metres of an existing or planned primary transit stop; on a collector or higher standard roadway on at least one frontage; along or in close proximity to an existing or planned corridor or activity centre and has direct lane access.

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 will better accommodate the housing needs of different age groups, lifestyles and demographics in Albert Park/Radisson Heights.

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 significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*, the *Albert Park/Radisson Heights Area Redevelopment Plan* and the *Location Criteria for Multi-Residential Infill*. The proposal will result in a more efficient use of land due to its close proximity to key transportation corridors and commercial development. Furthermore, the proposed M-CGd58 District would allow for a development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Development (DP2018-5406) Summary
3. Applicant Led Engagement Summary