

MAR 07 2019

Planning & Development Report
Calgary Planning Commission
2019 March 07

ITEM: Distribution of
Pg 2 CPC2019-0259
CITY CLERK'S DEPARTMENT

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 8 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 ± (0.34 acres ±) 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.