

**LAND USE AMENDMENT  
ALBERT PARK/RADISSON HEIGHTS (WARD 9)  
12 AVENUE SE WEST OF 34 STREET SE  
BYLAW 83D2018**

**MAP 16E**

**EXECUTIVE SUMMARY**

This application proposes to redesignate a single residential property in the community of Albert Park/Radisson Heights from a residential area that is primarily intended for single detached homes (R-C1) to a multi-residential area that is primarily intended for townhouses and rowhouses (M-CGd79). The applicant is intending to develop a four unit townhouse, and the density modifier of 79 units per hectare is proposed to limit density on this parcel to a maximum of 4 units.

**PREVIOUS COUNCIL DIRECTION**

None.

<b>ADMINISTRATION RECOMMENDATION(S)</b>	2018 January 11
That Calgary Planning Commission recommends <b>APPROVAL</b> of the proposed Land Use Amendment.	
<b>RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION</b>	
That Council hold a Public Hearing on Bylaw 83D2018; and	
1. <b>ADOPT</b> the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 3412 - 12 Avenue SE (Plan 3049JK, Block 5, Lot 18) from Residential – Contextual One Dwelling (R-C1) District <b>to</b> Multi-Residential – Contextual Grade-Oriented (M-CGd79) District, in accordance with Administration’s recommendation; and	
2. Give three readings to the proposed Bylaw 83D2018.	

**REASON(S) FOR RECOMMENDATION:**

This proposal is consistent with the applicable municipal policies including the Municipal Development Plan (MDP) and the Albert Park/Radisson Heights Area Redevelopment Plan (ARP). The proposal allows for a more efficient use of existing infrastructure, while remaining compatible with adjacent existing development in the area. It allows for a modest density increase for the parcel and facilitates development that is considered to respect the scale and character of the existing neighbourhood.

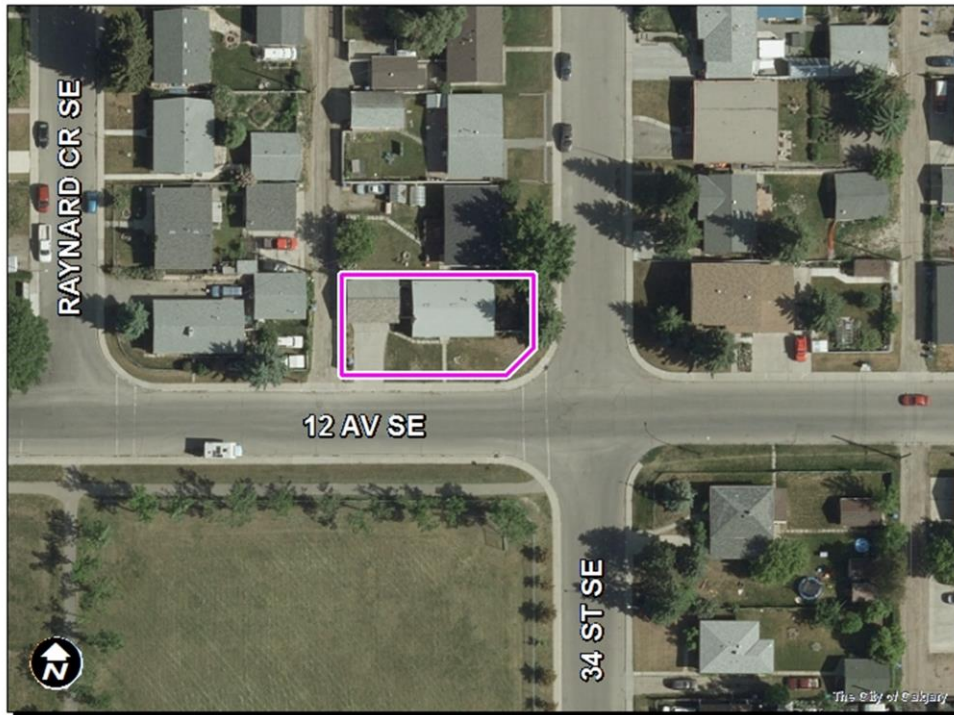
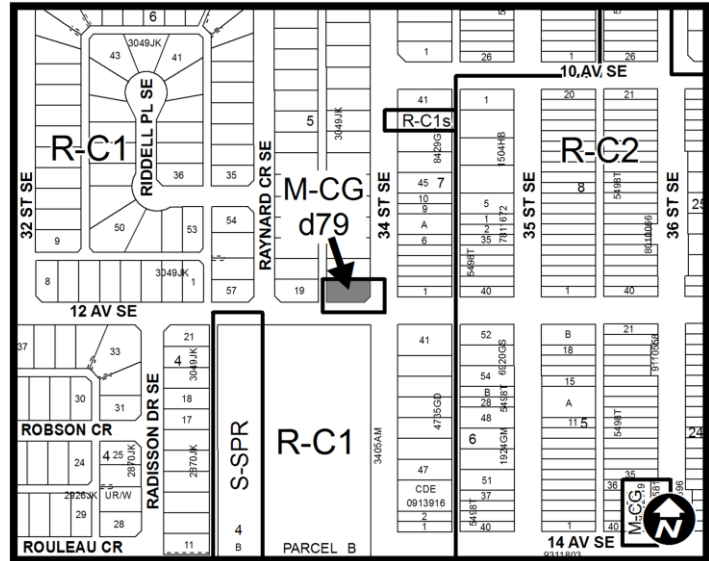
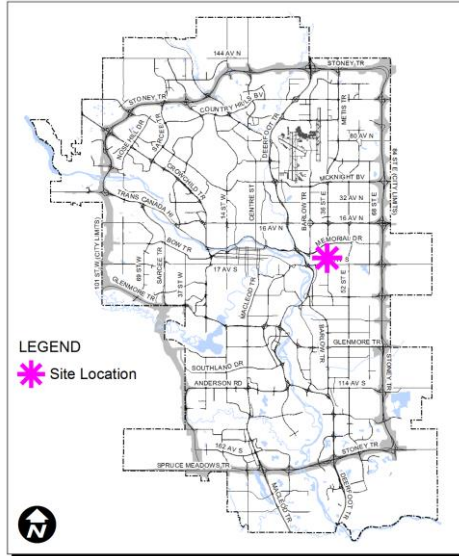
**ATTACHMENT**

1. Proposed Bylaw 83D2018
2. Public Submission

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 3412 - 12 Avenue SE (Plan 3049JK, Block 5, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd79) District.

**Moved by: A. Palmiere**

**Carried: 8 – 0**

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**Applicant:**

Form 3 Design 2004

**Landowner:**

Surinderpal Singh Brar

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the southeast community of Albert Park/Radisson Heights, on the northwest corner of the 12 Avenue SE and 34 Street SE intersection. The immediate area consists mostly of bungalow style single detached dwellings. The site is approximately 16.7 metres wide by 31.9 metres in length and is currently developed with a bungalow style single detached dwelling with lane access. This application proposes an increase of density from one unit to four units on the subject site.

The former David D. Oughton (DDO) School site is located across 12 Avenue SE, directly south of the subject site. The City of Calgary currently owns the 2.6 hectare (6.6 acre) former school site, however, the Calgary Municipal Land Corporation (CMLC) is currently considering purchasing the site and is entering their third phase of public consultation on the project. This phase of consultation will focus on summarizing and reiterating the collected community feedback on design concepts for the site. At this time, CMLC will not disclose the design concepts for the site.

A six-unit townhouse development is proposed for the site kitty-corner of the subject property, located at 1302 - 34 Street SE. The land use redesignation proposal was reviewed by Calgary Planning Commission (CPC) at their 2017 December 14 meeting with a decision to recommend approval to City Council.

The following table provides current and peak population profile for the community.

<b>Albert Park/ Radisson Heights</b>	
Peak Population Year	2017
Peak Population	6,745
2017 Current Population	6,745
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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**LAND USE DISTRICTS**

The proposed Multi-Residential – Contextual Grade Oriented (M-CGd79) District allows for multi-residential development that is intended to be located adjacent to or in close proximity to low density residential districts. The proposed M-CG designation allows for a maximum height of 12 metres, and with the density modifier of 79 units per hectare, will allow up to a maximum of 4 dwelling units on this property. While a concurrent application process was offered, the applicant wishes to proceed with the land use application prior to submission of a development permit. Thus no development proposal has been submitted at this time.

**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (Council Adopted 2014 – Statutory) (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

The most relevant policy sections of the SSRP to this proposal are the Efficient Use of Land Principles, which encourage compact infill development at higher densities and in locations that best utilize existing infrastructure.

Municipal Development Plan (Council Adopted 2009 – Statutory) (MDP)

The subject site is located within the Developed Residential – Established Area as identified on Map of the Municipal Development Plan (MDP). The MDP encourages compact urban form with higher residential densities in areas where it can be accommodated within existing infrastructure, public facilities, and public transit. It also encourages providing a choice of housing forms, tenures and affordability, while ensuring infill development is sensitive, compatible and complementary to existing physical patterns and character of the neighbourhood.

The subject site is located on a collector roadway within close proximity of transit, major services and amenities. The proposed M-CG district has rules which respect the existing context and massing of the established neighbourhood while providing a modest density increase.

Albert Park/Radisson Heights Area Redevelopment Plan (Council Adopted 1989 – Statutory) (ARP)

The subject site is located within the low density area as identified on Map 1 of the ARP. In this area, the ARP encourages compatible infill development that retains the lower density designation. Ground oriented single and multi-dwelling development in the forms of single detached, semi-detached and townhomes are all considered acceptable low density development in this area through the ARP. A four unit ground oriented development, as is the intention of this application, will provide for a modest density increase, while remaining

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consistent with the policy direction of the ARP.  
Location Criteria for Multi-Residential Infill (2016 – Non Statutory)

Council adopted the “Location Criteria for Multi-Residential Infill” to provide guidance in the review of land use amendment applications, and associated policy amendments, when considering multi-residential developments in low density residential areas.

The subject site meets the majority of the location criteria for a multi-residential development, in that it is in close proximity to transit and primary transit, including being within a 15 minute walk to an LRT station; it is located on a corner lot along a collector road; and has lane access. A public park with playground is located across the street, with other community amenities nearby. Depending on the redevelopment of the former DDO school site, which is located across the street from the subject site, the property may be adjacent to non-residential or multi-dwelling development and may be adjacent to an activity centre in the future. Not including the possible impacts of the DDO school site redevelopment, the subject site meets 6 of the 8 location criteria for a multi-residential development as outlined in the table below.

<b>Location Criteria for Multi-Residential Infill</b> Multi-residential, Rowhouse Building and Cottage Housing Clusters	
Within 400 metres of transit stop	Yes
Within 600 metres of an existing or planned primary transit stop	Yes
Adjacent to or across from an existing or planned open space, park or community amenity	Yes
On a corner parcel	Yes
Direct lane access	Yes
On a collector or higher standard roadway on at least one frontage	Yes
Along or in close proximity to an existing or planned Corridor or Activity Centre	No
Adjacent to existing or planned non-residential development or multi-unit development	No

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required for this application.

Pedestrian access to the site is available via an existing network of sidewalks. Public transit (routes 23, 51, 57, 66 and 72) is available on 36 Street SE, with the nearest bus stop is within approximately 250 metres of the site; while the Franklin LRT station is located within approximately 1.2 kilometres of the property. A bus stop for Bus Rapid Transit (BRT) route 305

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is available within 700 metres of the site. Vehicle access is available from 12 Avenue SE, 34 Street SE and the rear lane, however, it is anticipated that vehicular access for the future redevelopment will be provided via the existing lane. Unregulated street parking is available along both 12 Avenue SE and 34 Street SE.

**UTILITIES & SERVICING**

A Sanitary Servicing Study was not required as part of this application.

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

No comments were received from the Albert Park/Radisson Heights Community Association, despite follow-up requests for feedback.

**Citizen Comments**

Seven (7) citizens objected to the redesignation for the following reasons:

- Increased density will increase traffic and create parking problems.
- The redesignation will set precedence for future multi-residential dwelling redesignations in the area.
- Decisions to allow higher density in the area should be held off until a decision is made on the development of the former David D. Oughton school site.
- Density is already being added to the community with significant duplex development.

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- The redesignation is not in the best interest of the neighbourhood, with concerns it will turn the area into a slum and put a strain on aging infrastructure.

The development related issues raised through the public engagement process, such as parking and the size and design of the building, will be addressed through the development permit process.

**Public Meetings**

No public meetings were held by the Applicant or by Administration for this application.



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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This application is being submitted in an attempt to reclassify 3412 - 12 Avenue SE from an R-C1 zoning to M-CG d79 to allow or a more intensified use of the property. The objective is to construct a four unit townhouse development.

The property is located on 12 Avenue SE, which is a busy avenue, and is a short distance from 36 Street SE and 17 Avenue SE, both of which are major roads with excellent transit services.

The area is slowly redeveloping with new cost effective housing alternatives.

We hope that Administration, the Calgary Planning Commission, along with the City of Calgary Council members will support our application.