

Policy and Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at multiple addresses, LOC2023-0275

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report CPC2024-0095 to the 2024 April 09 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Albert Park/Radisson Heights Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 3.22 hectares \pm (7.95 acres \pm) located at 3345 – 12 Avenue SE (Plan 2870JK, Block 4, Lot B), 3416 – 16 Avenue SE (Plan 2870JK, Block 4, Lot B) and 1511 – 34 Street SE (Plan 4649GL, Lot B) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Residential – Contextual One Dwelling (R-C1) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate grade-oriented residential development with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for a non-market housing development in the form of townhouses and the reconfiguration of open space on the site.
- The proposal allows for an appropriate increase in housing diversity and open space and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application will provide more housing options for inner city living with access to various transportation modes and would allow for more efficient use of existing infrastructure. The application will also provide open space to serve the community.
- Why does this matter? The proposal will enable housing options and open space for the community.
- An amendment to the *Albert Park/Radisson Heights Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- A subdivision application has been submitted.
- Council voted on 2017 September 11 to dispose of a portion of the municipal reserve (MR) on this site.

DISCUSSION

This application, in the southeast community of Albert Park/Radisson Heights, was submitted by Attainable Homes Calgary (AHC) on behalf of Calgary Municipal Land Corporation (CMLC) on 2023 September 18. AHC is a non-profit, arms-length company created by The City of Calgary

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in 2009 to help moderate-income Calgarians attain home ownership. CMLC was created by The City of Calgary in 2007 to achieve The City's objectives for urban densification and community renewal, infrastructure investment and place making.

There are three parcels of land in this land use amendment application. The largest site is the former David D. Oughton school site, acquired by The City of Calgary in 2018 after the school was declared surplus to the Calgary Board of Education's needs and the school was subsequently demolished in 2015. The two smaller sites were formerly community reserve parcels. In 2017, City Council approved the disposition of reserve and directed a Deferred Reserve Caveat be added on title to allow for a future reconfiguration of the site. The three sites are within 600 metres radius (an eight-minute walk) of 17 Avenue SE (International Avenue SE) which is an Urban Main Street and is part of the Primary Transit Network.

No development permit application has been submitted at this time. However, as indicated in the Applicant Submission (Attachment 4), the intent is to reconfigure the site to allow for over 200 non-market housing units on the northern portion of the site and allow for public open space on the southern portion. A minor amendment to the *Albert Park/Radisson Heights ARP* is proposed to support the application (Attachment 2).

A detailed planning evaluation of the application, including location maps, proposed land uses and site context, is provided in the Background and Planning Evaluation (Attachment 1)

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant.
- Public/interested parties were informed by Administration.

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with interested parties and respective community association was appropriate. In response, the applicant attended meetings with the Albert Park/Radisson Heights Community Association and International Avenue Business Revitalization Zone representatives. On 2023 December 12, an information session organized by the applicant was held; attendees included residents and community association representatives. Further details can be found on the Applicant Outreach Summary (Attachment 5).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the adjacent landowners and interested parties, notice posted on-site and published [online](#).

Administration received a total of 35 comments in opposition and one letter in support from the public. The comments received in opposition of the application included the following planning related concerns:

- loss of park space;
- higher density in an area where the predominant housing form is one-storey bungalows;

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- the site was donated as a school site and should only be used for school and/or park purposes;
- traffic and parking in the area;
- proposed location of the park space in the south portion of the site;
- previous consultations indicated the site would be used for community services and a mixed-use development;
- historical decision making on the school site being zoned with a residential district;
- building height;
- contaminated site;
- inadequate infrastructure to service the development;
- not enough public engagement; and
- disruption during construction.

The Albert Park/Radisson Heights Community Association did not provide a response to the circulation. Administration followed up but no reply was received. The International Avenue Business Revitalization Zone (BRZ) provided a letter of support (Attachment 6).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it provides for residential development in a building form that is compatible with the adjacent low-density areas, as well as creating a functional and consolidated open space. The site design, number of units, on-site parking as well as the detailed park design will be reviewed and determined at the subdivision and/or development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of Public Hearing will be advertised.

IMPLICATIONS

Social

This proposal provides a future framework for non-market residential development and open space for the community. The future development will enable a more efficient use of land and infrastructure and support surrounding uses and amenities. The open space will continue contributing to the amenities of the area.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathway to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent approval stages.

Economic

The proposed redesignation would enable the development of over 200 residential units which would support local businesses and transit infrastructure in the area.

**Planning and Development Services Report to
Calgary Planning Commission
2024 March 07**

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Policy Amendments to the Albert Park/Radisson Heights Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary
6. International Avenue Business Revitalization Zone (BRZ) Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform