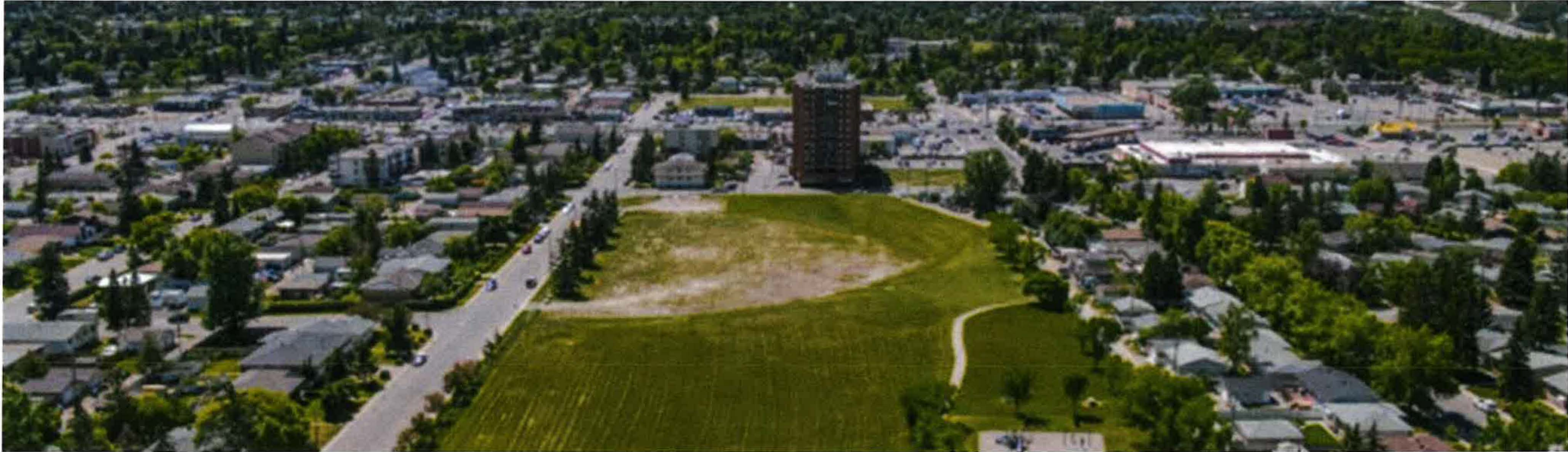




# Calgary Planning Commission

Agenda Item: 7.2.1



## LOC2023-0275 / CPC2023-0095 Policy and Land Use Amendment

March 7, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
MAR 07 2024  
ITEM: #7.2.1 CPC2024-0095  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

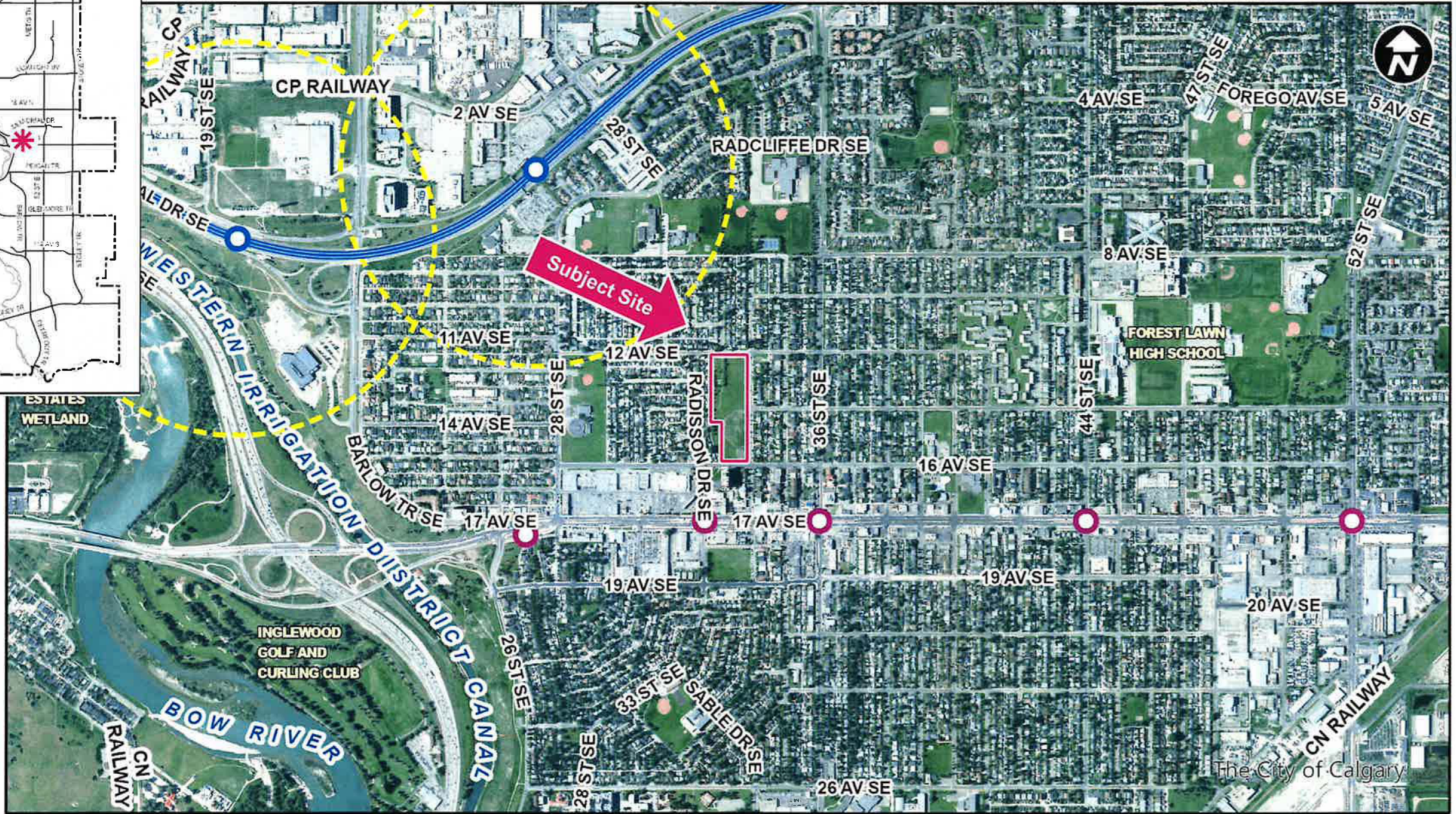
## RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report CPC2024-0095 to the 2024 April 09 Public Hearing 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)



### LEGEND

600m buffer from LRT station

### LRT Stations

Blue

### LRT Line

Blue



### Max BRT Stops

Purple

The City of Calgary



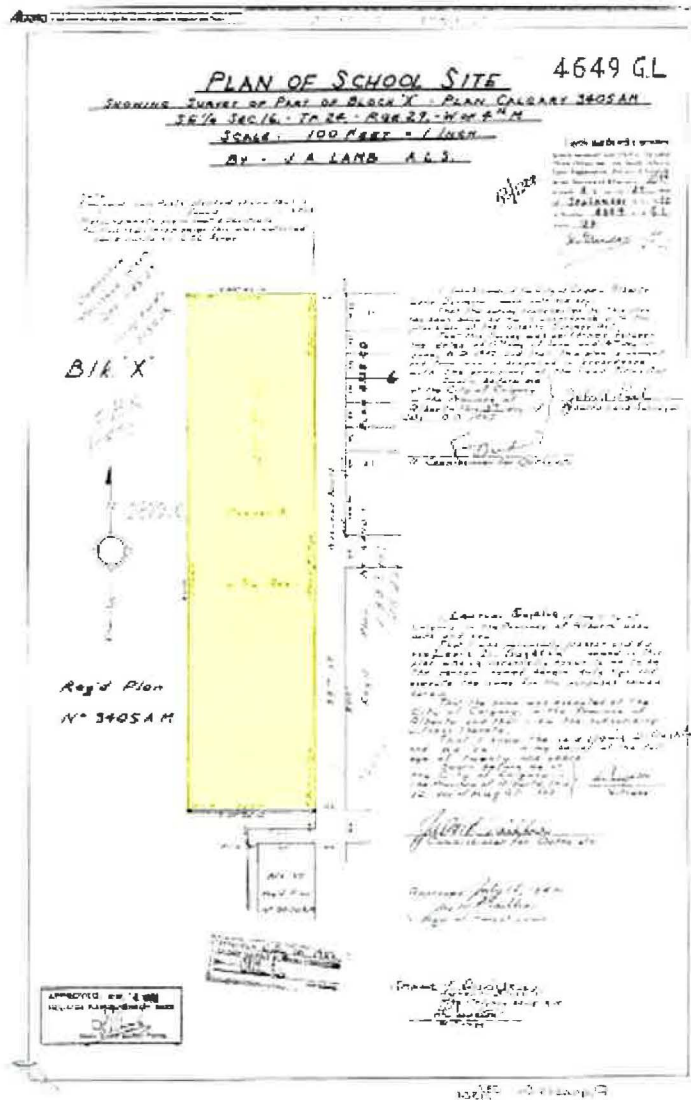
**LEGEND**

-  Land Use Site Boundary
-  Bus Stop

Parcel Size:

3.55 ha  
112 m x 325 m

# Former David D. Oughton School Site Parcel History 5



- 1950 ● Parcel was donated to the Town of Forest Lawn
- 1953 ● David D. Oughton Elementary School was built
- 1961 ● Area was annexed to the City of Calgary
- 1989 ● School Site – Residential Single Detached (R-1) District  
Albert Park/Radisson Heights Area Redevelopment Plan – Land Use 2P80
- 2006 ● Calgary Board of Education declared the site surplus
- 2008 ● City of Calgary acquired the former school site
- 2008 ● Residential Contextual One Dwelling (R-C1) District  
Land Use Bylaw 1P2007
- 2023 ● Proposed redesignation by Attainable Homes  
Reserve dedication required

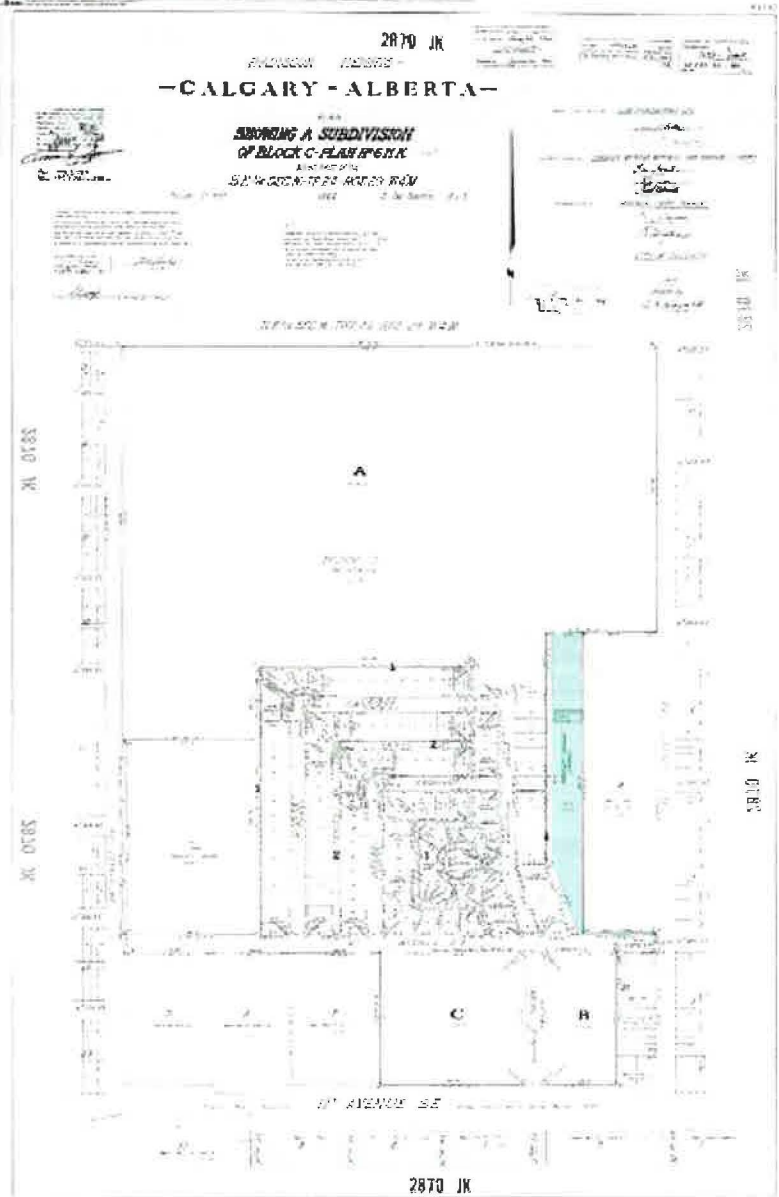
**Parcel area 1961**

**New parcel area**

2.57 hectares (6.36 acres)

2.33 hectares (5.72 acres)

# Park (Community Reserve) Parcels History 6



- 1961 ● Area was annexed to the City of Calgary
- 1964 ● Subdivision for the area approved  
0.97 hectares (2.41 acres) Community Reserve parcel
- 1989 ● Public Park, School and Recreation (PE) District  
Albert Park/Radisson Heights Area Redevelopment Plan – Land Use 2P80
- 2008 ● Special Purpose – School, Park and Community Reserve (S-SPR)  
District Land Use Bylaw 1P2007
- 2017 ● City Council approved the Disposition of Reserve  
Deferred Reserve Caveat (DRC)
- 2024 ● LOC2023-0275 – proposes reconfiguration of the park space
- TBD ● Municipal Reserve will be registered - subdivision application stage.

Park space in 1964	New park space
0.97 hectares (2.41 acres)	1.24 hectares (3.06 acres)



North view of the site – intersection of 14 Avenue SE and 34 Street SE

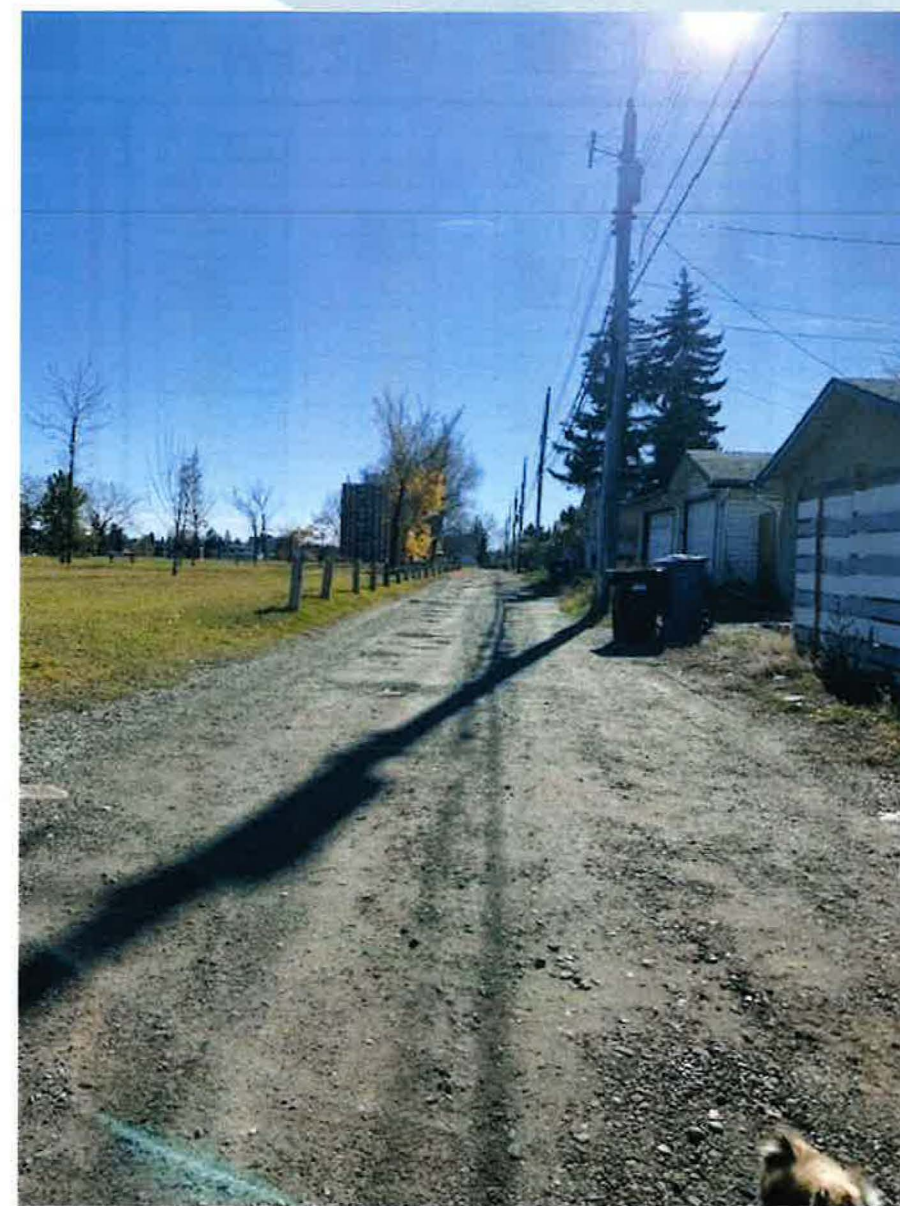


South view of the site – intersection of 16 Avenue SE and 34 Street SE





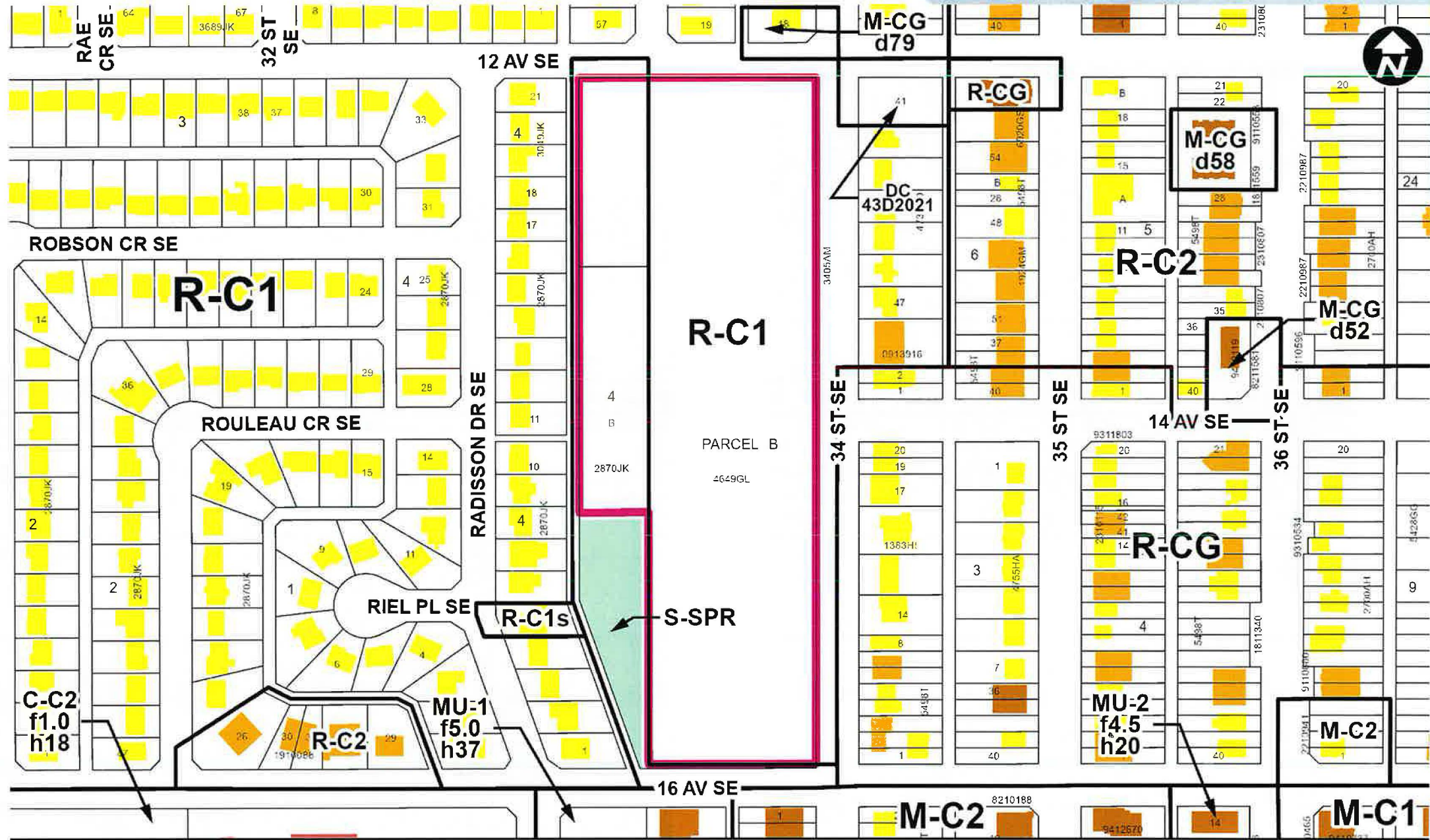
Existing Lane access from 16 Avenue SE



Existing Lane view from 12 Avenue SE

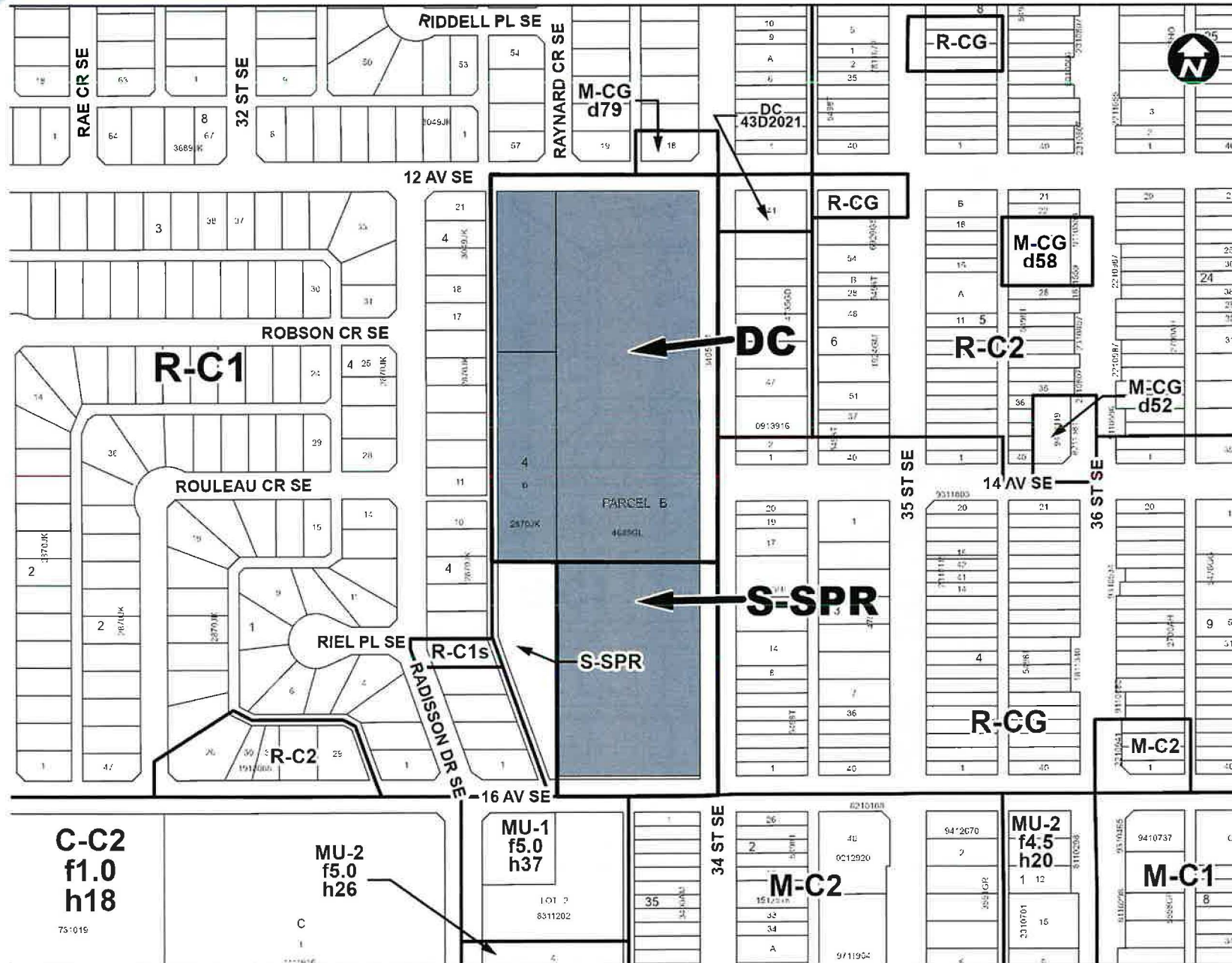
## LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Parks and Openspace
- Vacant
- Land Use Site Boundary





# Proposed Land Use Map 12



## Proposed DC District:

- Housing – Grade-Oriented (H-GO) District
- Floor Area Ratio – FAR of 1.5 and maximum height 12 metres (four storeys)
- Modifies rules on mobility storage / add rules on vehicular access, interface with the park / except rules

## Proposed S-SPR District:

- Support the dedication of the lands as Municipal Reserve

1. The Albert Park/Radisson Heights Area Redevelopment Plan attached to and forming part of Bylaw 15P88, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 3 entitled 'Land Use' and replace with the revised Map 3 entitled 'Land Use' attached as Schedule 'A'.
  - (b) Delete the existing Map 4 entitled 'Residential Sites Requiring Implementation Action' and replace with the revised Map 4 entitled 'Residential Sites Requiring Implementation Action' attached as Schedule 'B'.
  - (c) Delete the existing Map 5 entitled 'Traffic Shortcutting Route' and replace with the revised Map 5 entitled 'Traffic Shortcutting Route' attached as Schedule 'C'.
  - (d) Delete the existing Map 6 entitled 'Transportation System' and replace with the revised Map 6 entitled 'Transportation System' attached as Schedule 'D'.
  - (e) Delete the existing Map 7 entitled 'Sites Requiring Transportation Improvements' and replace with the revised Map 7 entitled 'Sites Requiring Transportation Improvements' attached as Schedule 'E'.
  - (f) In Section 4 Open Space and School Facilities, subsection 4.1 Context, delete the third bullet point.
  - (g) In Section 4 Open Space and School Facilities, subsection 4.2 Objectives, delete objective number 3 and replace with the following:
 

"3. Ensure open space is available in accordance with the reserve land requirements when portions of the former David D. Oughton site redevelops."
  - (h) In Section 4 Open Space and School Facilities, subsection 4.3 Policy, delete 4.3.3 David D. Oughton School Site in its entirety and replace with the following:
 

"4.3.3 Former David D. Oughton School Site (Site 26, Map 8)

    1. The former David D. Oughton school was declared surplus to the Calgary Board of Education needs and the site was considered appropriate for redevelopment.
    2. Reconfiguration of the former school site should consider the open space requirement for the community and ensure open space is provided as per reserve land requirements.

- (i) In Section 4 Open Space and School Facilities, subsection 4.4 Implementation, delete the table in its entirety and replace with the following:

Site	Land Use Policy	Action Required	Priority
21	Open Space	Park plan for a multi-purpose park should be prepared in consultation with neighbouring residents within one year of approval of this Plan.	First
22-25	Open Space	Passive recreation areas (shaded areas, benches, tables and garbage receptacles) are to be constructed in each community park	<ul style="list-style-type: none"> <li>• Albert Park (2629 - 12 Avenue SE) Site 23</li> <li>• Community Hall Park (1310 28 Street SE) Site 24</li> <li>• Father Lacombe Park (819 36 Street SE) Site 25</li> </ul>
26	Open Space	Upon redevelopment of the former David D. Oughton School site and reconfiguration of the Radisson Playground and Greens Park, The City will maintain open space, as per the reserve dedication requirements.	

- (j) Delete the existing Map 8 entitled 'Open Space Sites Requiring Implementation Action' and replace with the revised Map 8 entitled 'Open Space Sites Requiring Implementation Action' attached as Schedule 'F'.

## RECOMMENDATIONS:

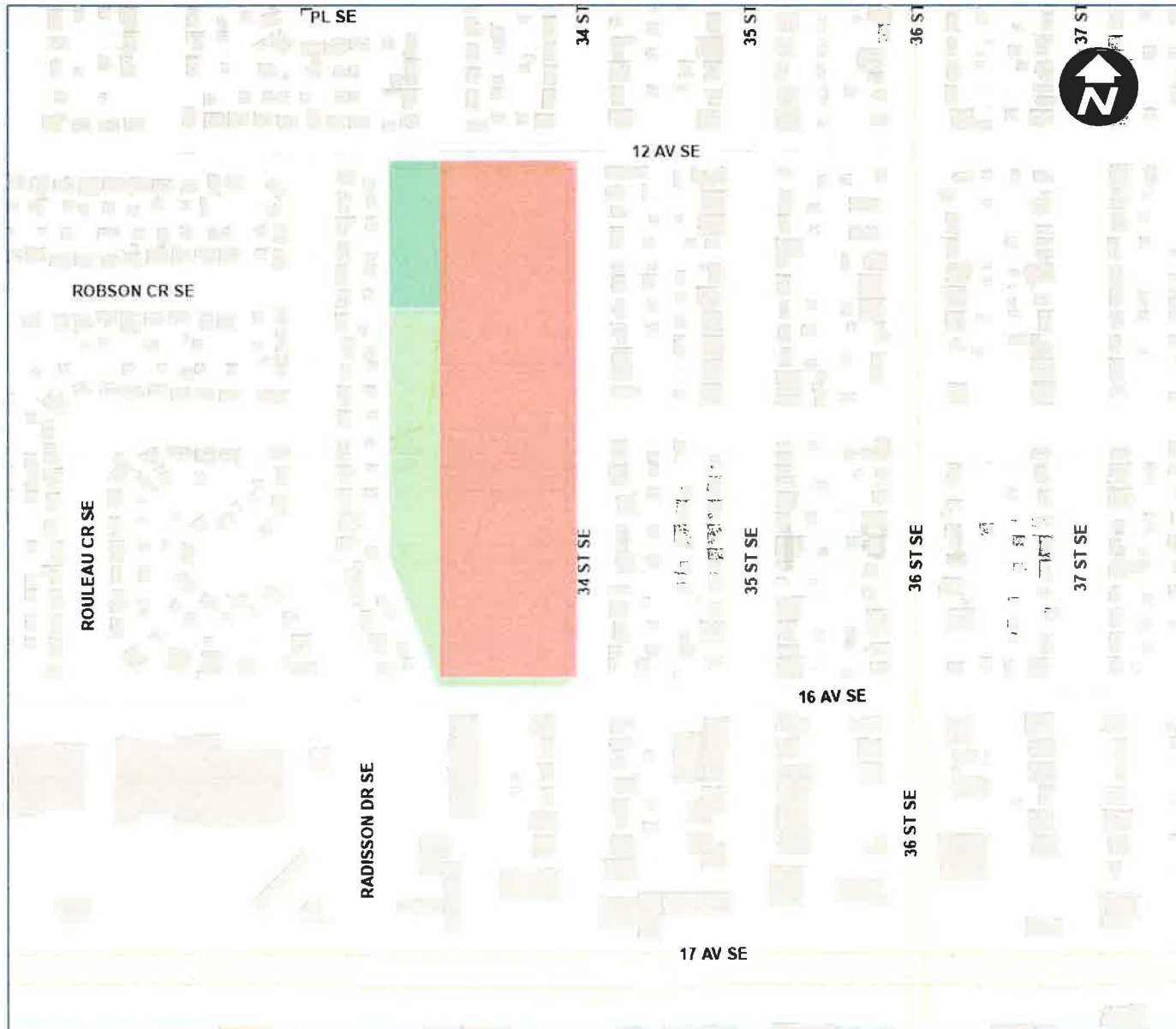
That Calgary Planning Commission:

1. Forward this report CPC2024-0095 to the 2024 April 09 Public Hearing 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
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## Supplementary Slides



- 3345 12 Avenue SE (S-SPR)
- 3416 16 Avenue SE (S-SPR)
- 1511 34 Street SE (R-C1)



## Division 1: Housing – Grade Oriented (H-GO) District

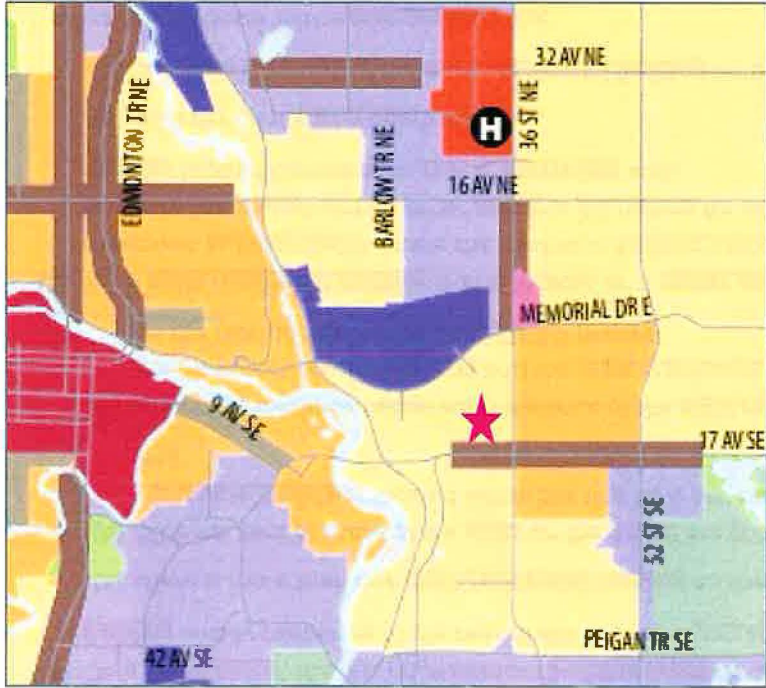
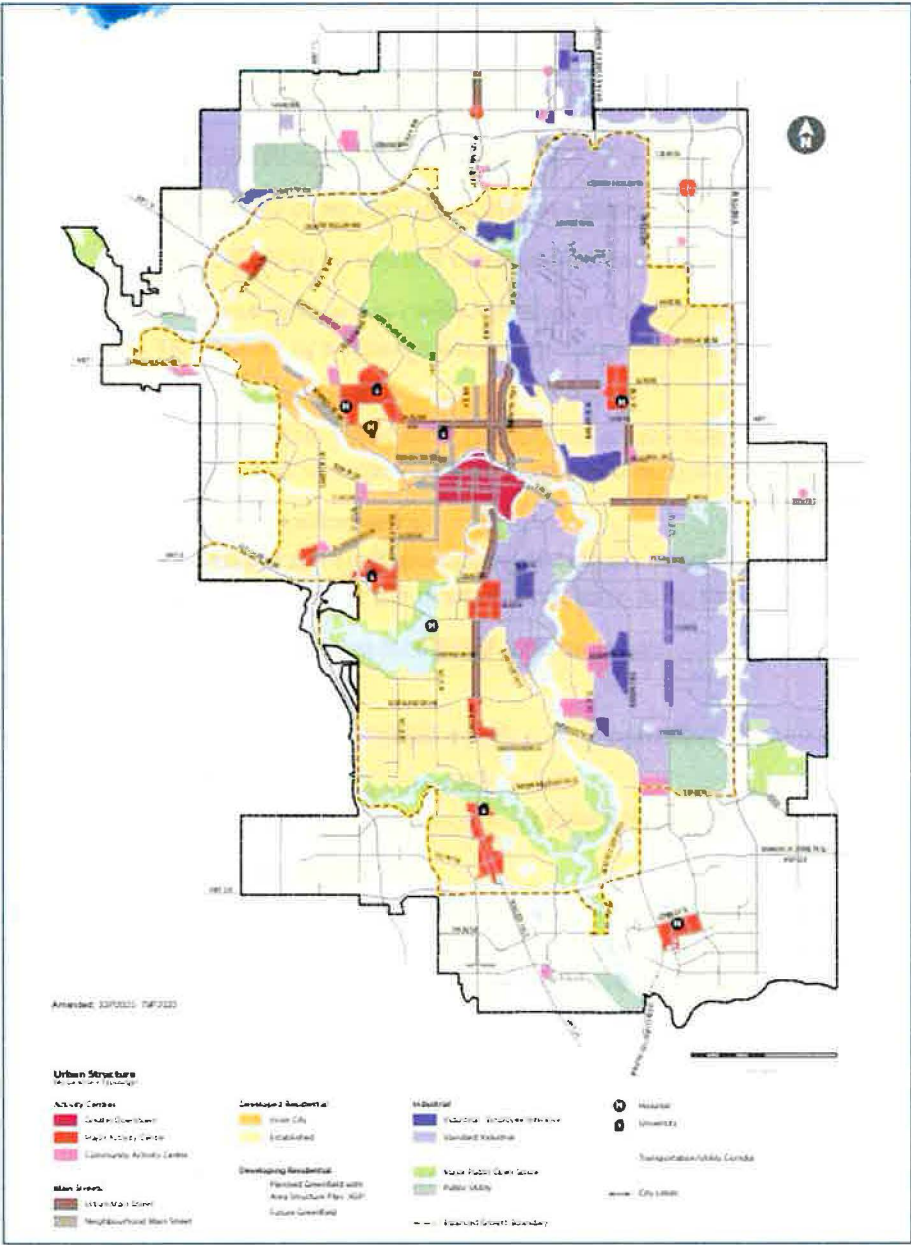
### Purpose

1386 The Housing – Grade Oriented (H-GO) District:

- (a) accommodates grade-oriented development in a range of housing forms where the Dwelling Units may be attached or stacked within a shared building or cluster of buildings in a form and at a scale that is consistent with low density residential districts;
- (b) provides flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing;
- (c) accommodates site and building design that is adaptable to evolving housing needs;
- (d) should only be designated on parcels located within:
  - (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories; or
  - (ii) the Centre City or Inner City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following:
    - (A) 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;
    - (B) 600 metres of an existing or capital-funded LRT platform;
    - (C) 400 metres of an existing or capital-funded BRT station; or
    - (D) 200 metres of primary transit service.

### Building Depth and Separation

- 1393 (1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0 per cent of the parcel depth for a building containing a unit.
- (2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0 per cent parcel depth where:
- (a) there is more than one main residential building on the parcel;
  - (b) 50.0 per cent or more of the units on the parcel are contained in main residential buildings located within the first 60.0 per cent of the parcel depth; and
  - (c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5 metres.
- (3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0 metres for any portion of the building located between the rear property line and:
- (a) 50.0 per cent parcel depth; or
  - (b) the building depth of the main residential building on the adjoining parcel;
- whichever is closer to the rear property line.



# Urban Form Category and Building Scale Draft Maps



**Neighbourhood Connector**

- Areas with a range of different types of homes along higher-activity streets.
- These areas include mostly residential development but also include limited opportunities for small, local-serving commercial/businesses.
- Proposed areas include much of the area between 19 & 21 Ave. S.E. (as seen on the draft map).

**Comprehensive Planning Site**

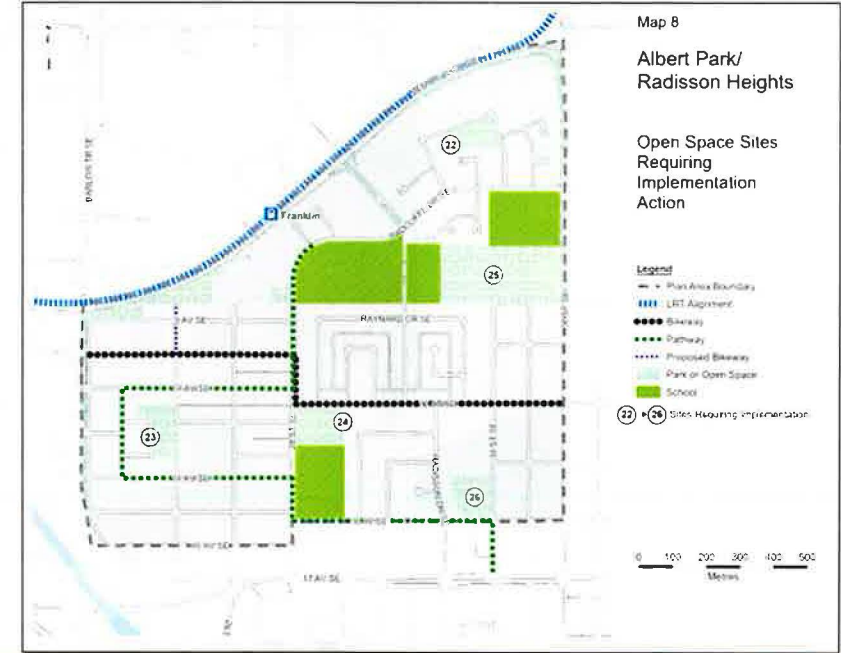
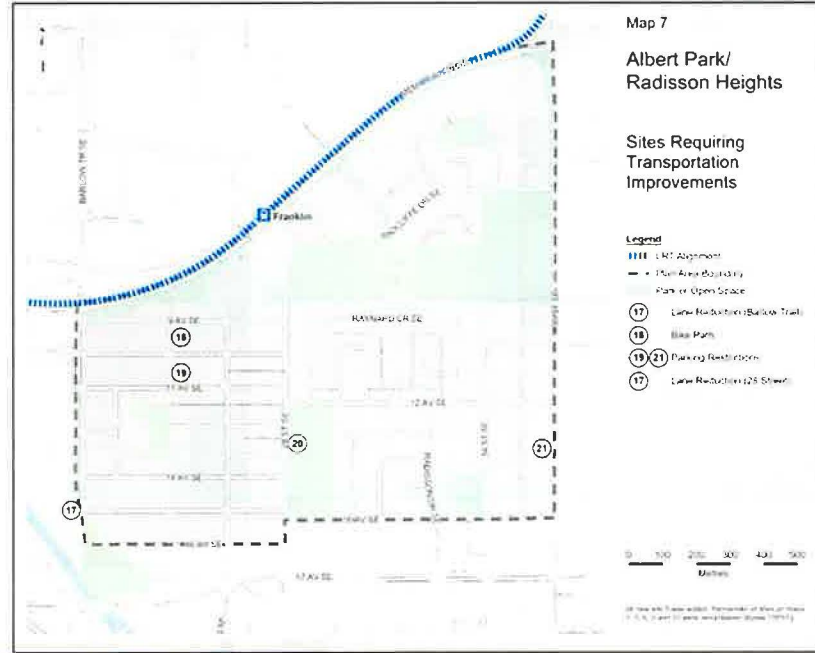
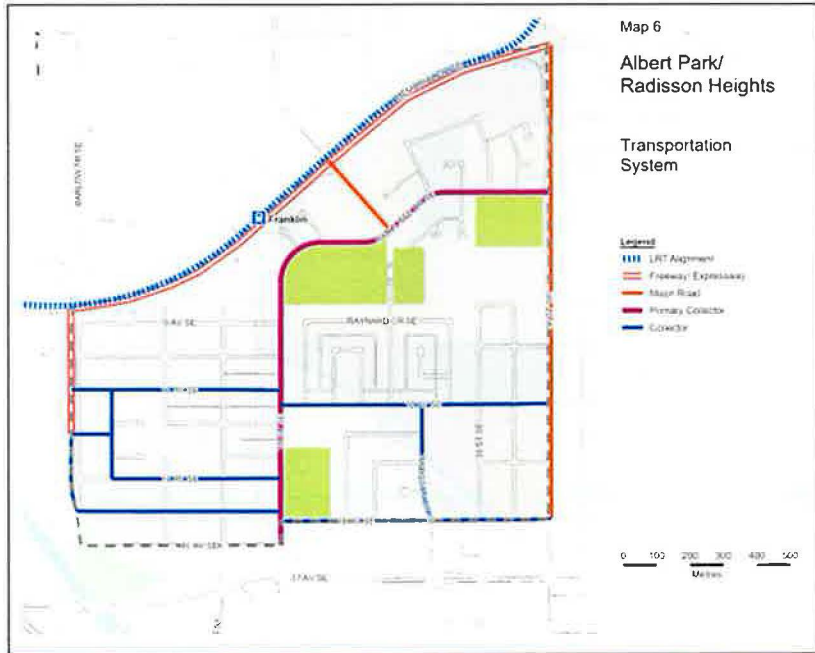
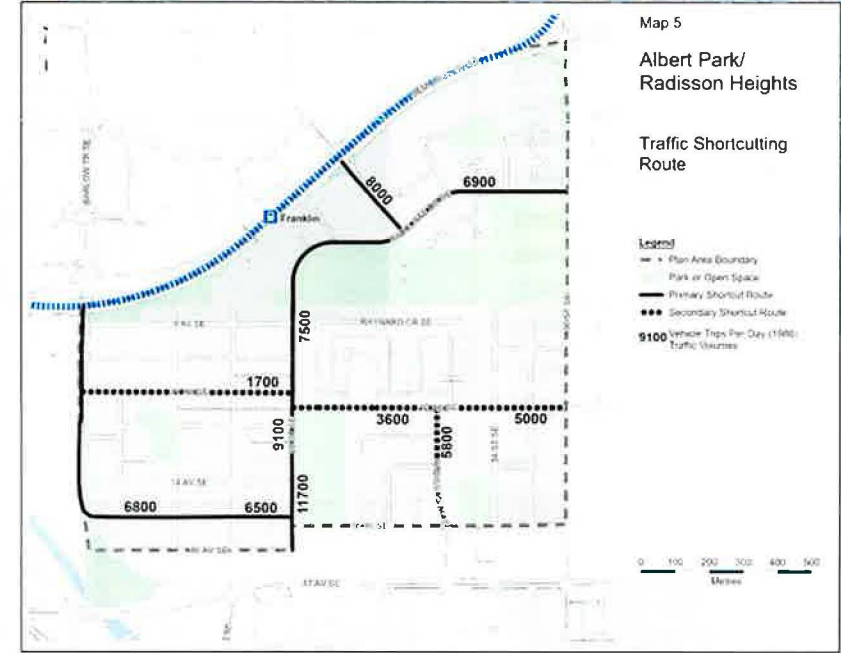
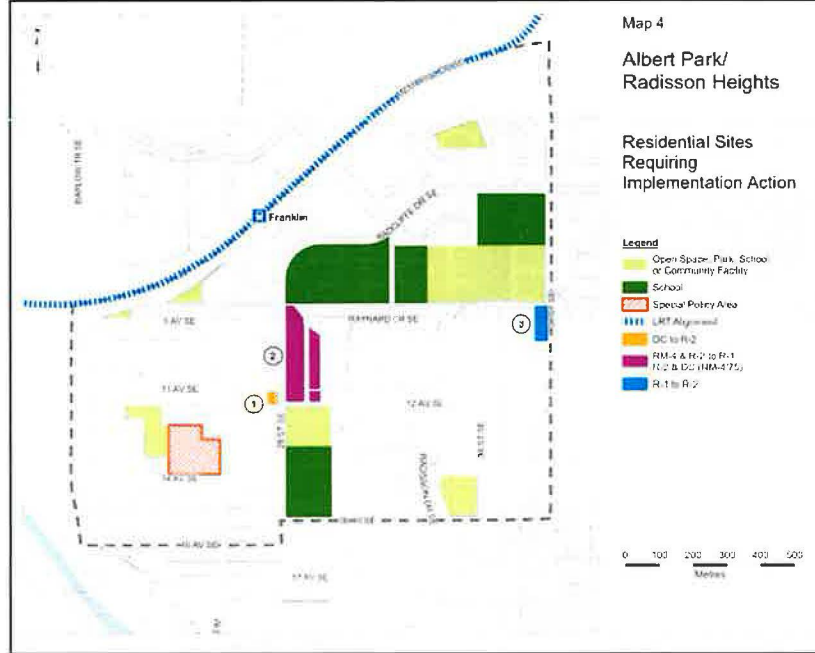
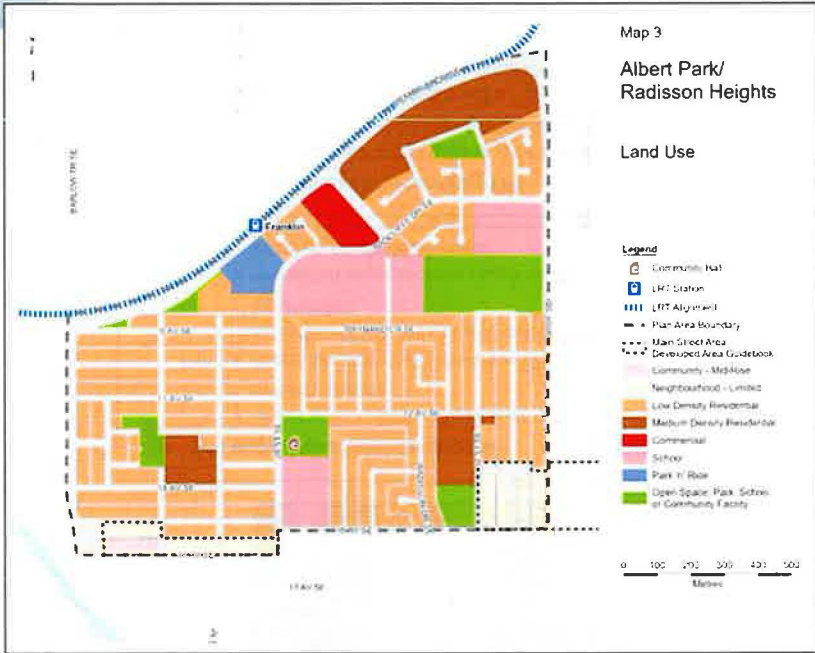
- Identify additional planning or supplementary site design to support future planning applications.
- Usually used on larger sites. If a property/landowner wants to apply to redevelop a site marked 'Comprehensive Planning Site', they need to provide a site plan with a vision for the entire site as part of their planning application.

## Greater Forest Lawn Communities Local Area

**Low**

- Buildings of six storeys or less.
- Examples include apartments, stacked townhouses or mixed-use buildings.
- Proposed areas include most of 17 Ave. S.E. and most of 36 St. S.E. between 8 & 26 Ave. S.E. (as seen on the draft map).





**4.3.3 David D. Oughton School Site (Site 25, Map 8)  
Bylaw 92P2018**

1. In order to maintain an adequate distribution of open space in the south-east area of the community, the acquisition of a portion of the David D. Oughton school site and the possible reconfiguration of adjacent City-owned lands should be considered should the school site be declared surplus for school purposes.
2. The Civic Administration should consult with the school boards and affected community members regarding any possible school closures. The City should offer input to the School Board relating to planning policies, population trends and community impact of a possible closure.
3. Should any school be declared surplus in the future, the community, the City Administration and the respective school board should consult each other to examine opportunities for redesigning the entire site for community related activities. Any redesign and renovation of the building should not be of a nature which would preclude the building's return to school use if the child population in the community returns to appropriate levels.

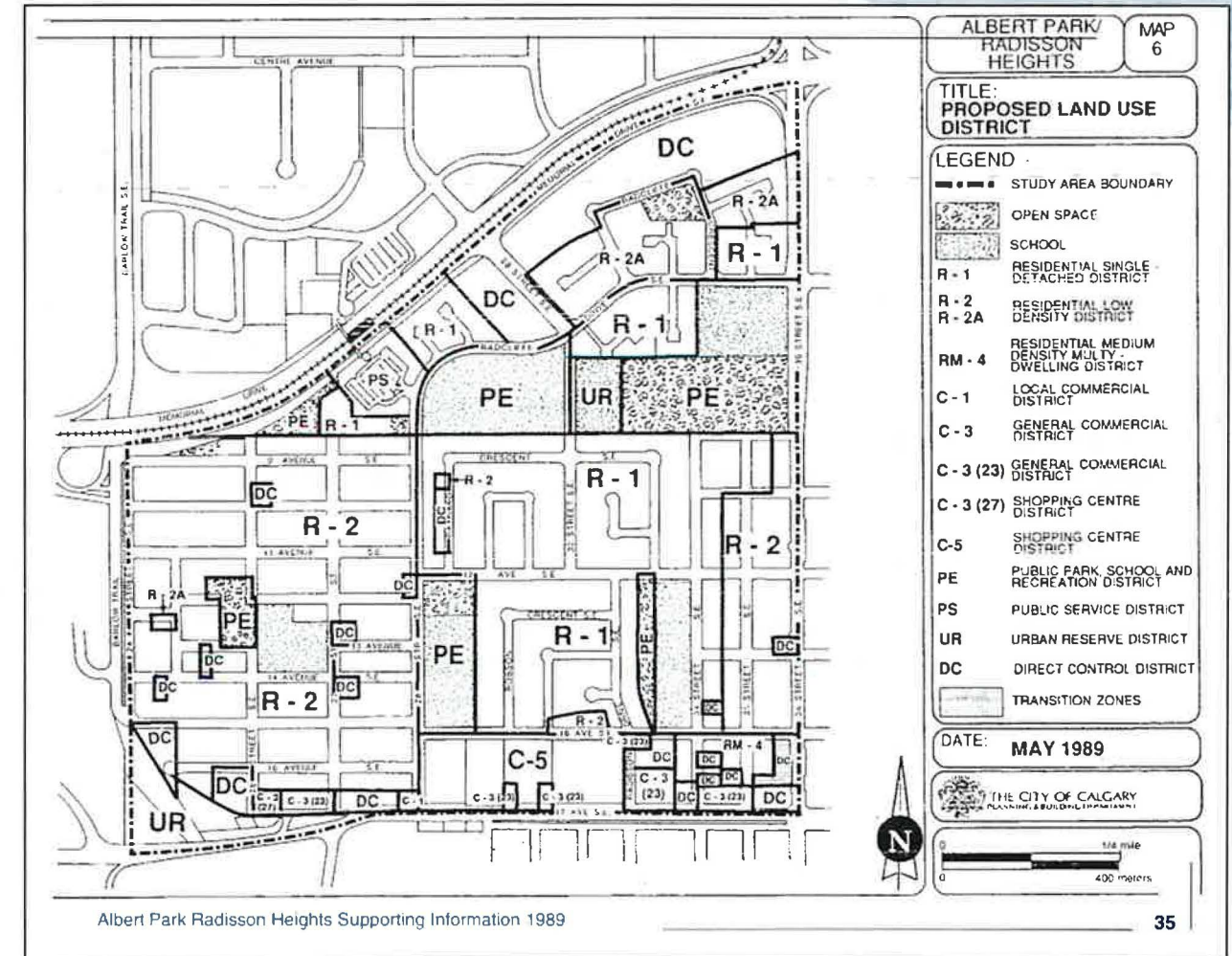
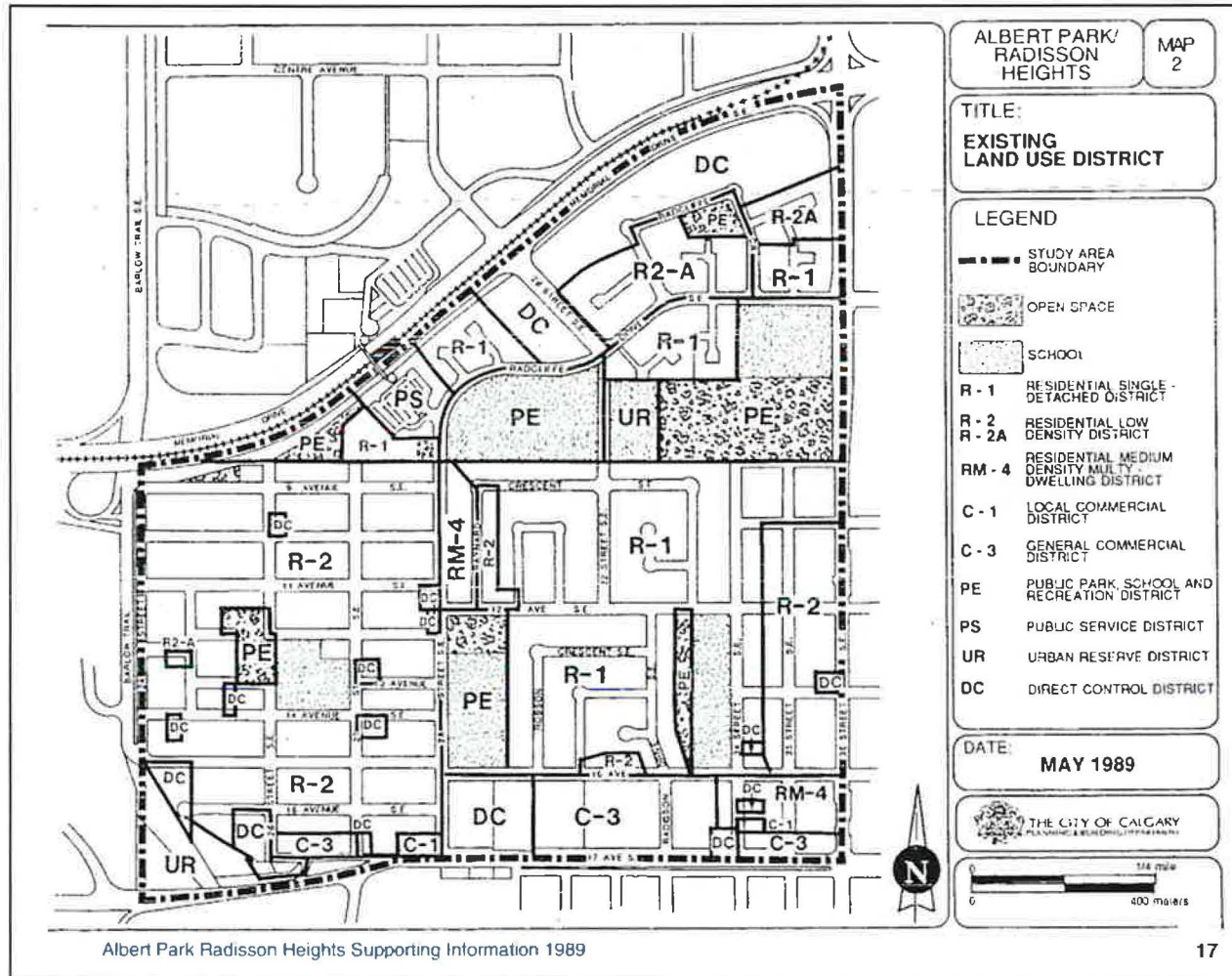


(h) In Section 4 Open Space and School Facilities, subsection 4.3 Policy, delete 4.3.3 David D. Oughton School Site in its entirety and replace with the following:

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1. The former David D. Oughton school was declared surplus to the Calgary Board of Education needs and the site was considered appropriate for redevelopment.
2. Reconfiguration of the former school site should consider the open space requirement for the community and ensure open space is provided as per reserve land requirements.

This section provides background information to the recommendations and preparation process of the Albert Park/Radisson Heights A.R.P. Its purpose is to describe the context within which planning for the A.R.P. has been formulated. This section is not part of the A.R.P. and has no legal status.



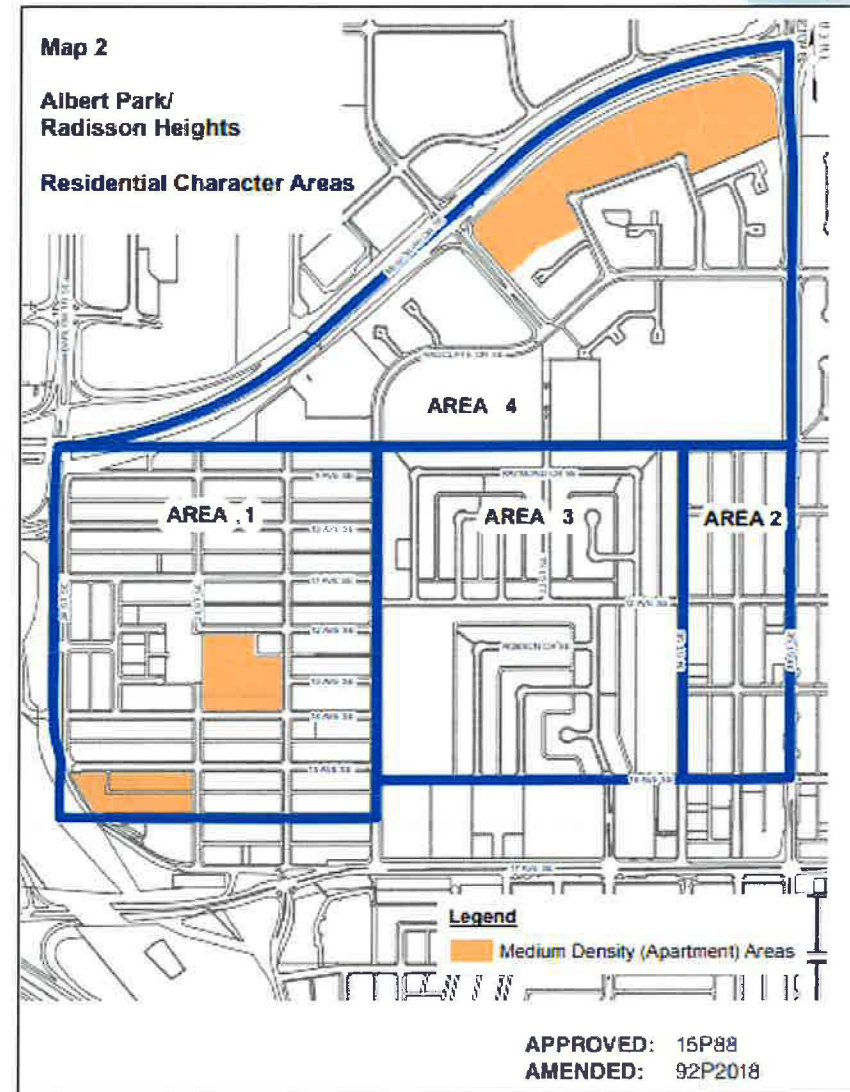
• Area 3 (between 28 and 34 Streets)

This part of the community, developed in the 1960's, utilizes a street system of crescents and cul-de-sacs and consists primarily of single family dwellings. It was subdivided into 50 by 120 foot residential lots and has well maintained properties and mature vegetation.

Specific issues in Area 3:

- A portion of this area bounded by 28 Street and Raynard Crescent S.E. (Site 2, Map 4) is designated R-2 and RM-4 and is developed with single-detached, duplex, fourplex and townhouse dwellings that are relatively well maintained. The present designations are not considered suitable for this location due to the predominance of single and two family dwellings in this area.

**Bylaw 92P2018**



from	to	area m2	acres
R-C1	DC	17223	4.20
S-SPR	DC	6151.43	1.52
R-C1	S-SPR	8815	2.18
S-SPR	S-SPR	3512	0.87
	<b>total area</b>	<b>35701.43</b>	<b>8.76</b>

total DC area	5.72 acres
total S-SPR area	<u>3.04 acres</u>
Total parcel area	8.76 acres