

# Background and Planning Evaluation

## Background and Site Context

The subject site is comprised of three parcels located in the southeast community of Albert Park/Radisson Heights. The site is surrounded by 12 Avenue SE to the north, 16 Avenue SE to the south, 34 Street SE to the east, and a lane to the west.

Two of the parcels are the Radisson Playground and Greens park while the larger parcel is the former David D. Oughton School site. The site includes a pathway, playfields and open space area. The site dimensions are approximately 112 metres wide and 325 metres long. The three parcels' combined area is 3.55 hectares  $\pm$  (8.76 acres  $\pm$ ). However, 0.35 hectares  $\pm$  (0.87 acres  $\pm$ ) of one of the parcels currently designated as open space will not change land use designation.

Surrounding development is characterized by single-detached bungalow-style homes to the east, north and west under the Residential – Contextual One Dwelling (R-C1) District. A parcel designated as Direct Control (DC) District ([Bylaw 43D2021](#)) that allows for mid-density development exists in the southeast corner of the intersection of 12 Avenue SE and 34 Street SE. Directly to the south is the 17 Avenue SE / International Avenue Business Revitalization Zone which includes retail and consumer service uses (including a supermarket) and mixed-use high-density development under various mixed use district parcels, including Multi-Residential – Contextual Medium Profile (M-C2) District and Mixed Use – General (M-U1) District. The 17 Avenue SE is identified as an Urban Main Street in the *Municipal Development Plan* (MDP) and is part of the Primary Transit Network. As such, the subject site has great access to transit including to the MAX Purple Bus Rapid Transit located 200 metres (a three-minute walk) from the site.

### Site History

The three parcels are in an area that was part of the Town of Forest Lawn which included the villages of Forest Lawn and Albert Park. The area was annexed to the City of Calgary in December 1961.

The larger parcel was created in the early 1950s and donated to the Town of Forest Lawn to be used as a school site. The David D. Oughton Elementary School was built in 1953, prior to the area being annexed to the City of Calgary. The David D. Oughton Elementary school was declared surplus to the Calgary Board of Education needs and closed in 2006. The City of Calgary purchased the parcel in 2008, and after the building was demolished in 2015 the parcel remained as open space.

After the area was annexed to the City of Calgary, a subdivision creating the neighbourhood to the west was approved in 1964 and excluded the David D. Oughton parcel. The required municipal reserve dedication resulting from the subdivision was 0.97 hectares  $\pm$  (2.41 acres  $\pm$ ). Two parcels were created west of the former David D. Oughton school site and became park space. When the Area Redevelopment Plan was approved in 1989, the parcels were identified as Public Park, School and Recreation (PE) District in Land Use Bylaw 2P80. City Council approved the disposition of reserve for the two parcels in 2017 to allow for a future reconfiguration/redevelopment of the park space and provided direction that an equivalent amount of land be dedicated back to park space when redevelopment happens.

## Community Peak Population Table

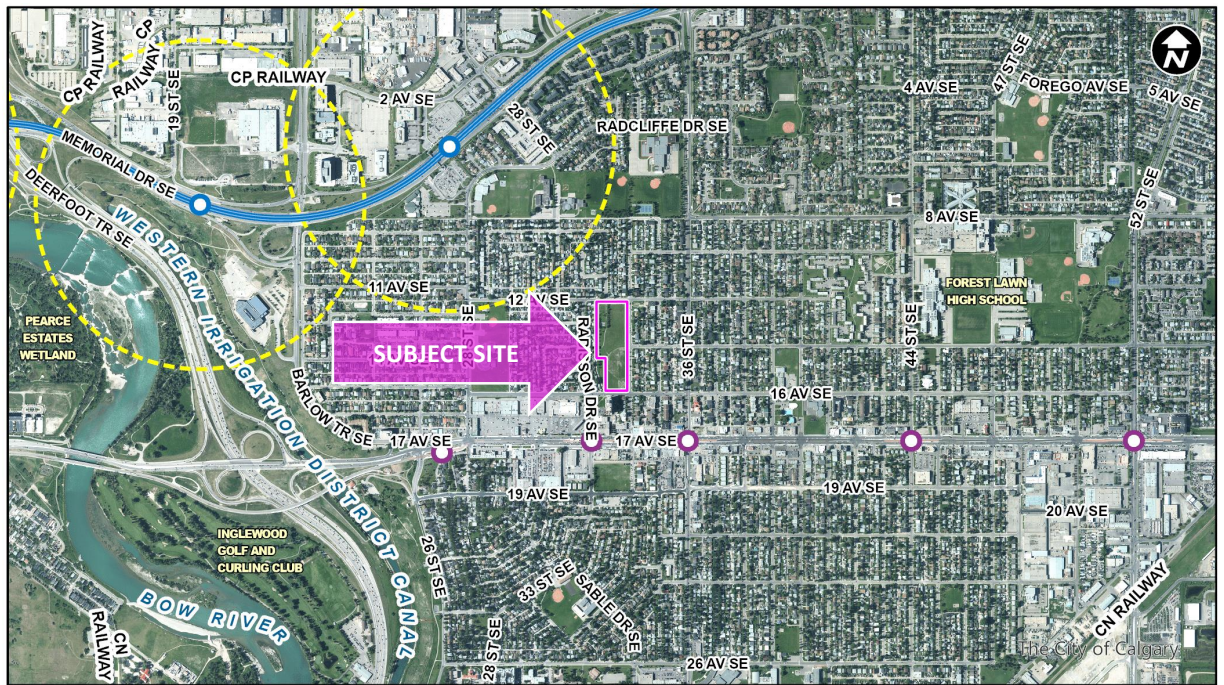
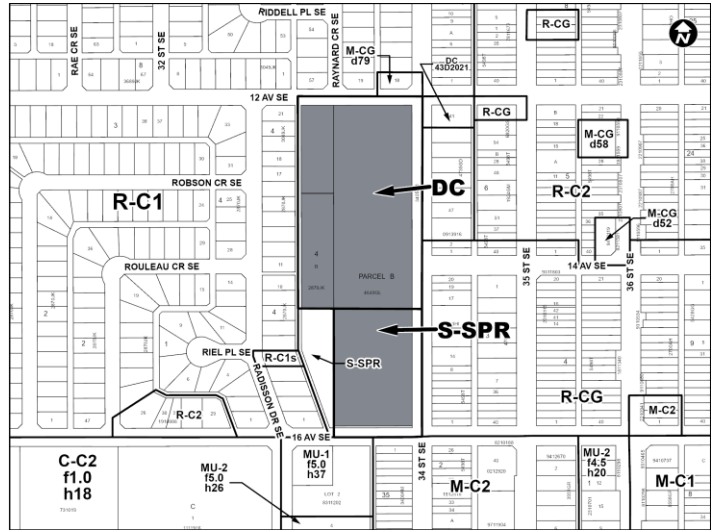
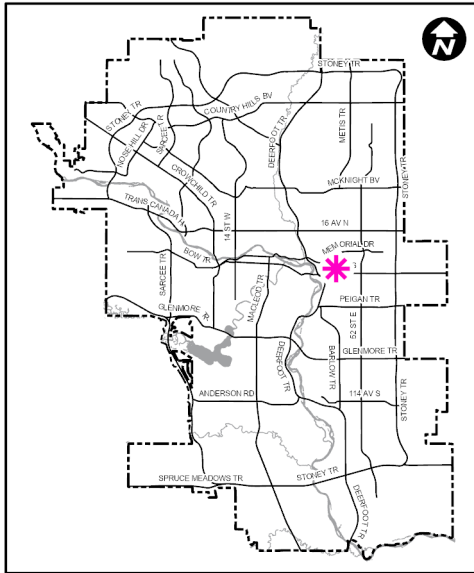
As identified below, the community of Albert Park/Radisson Heights reached its peak population in 2019.

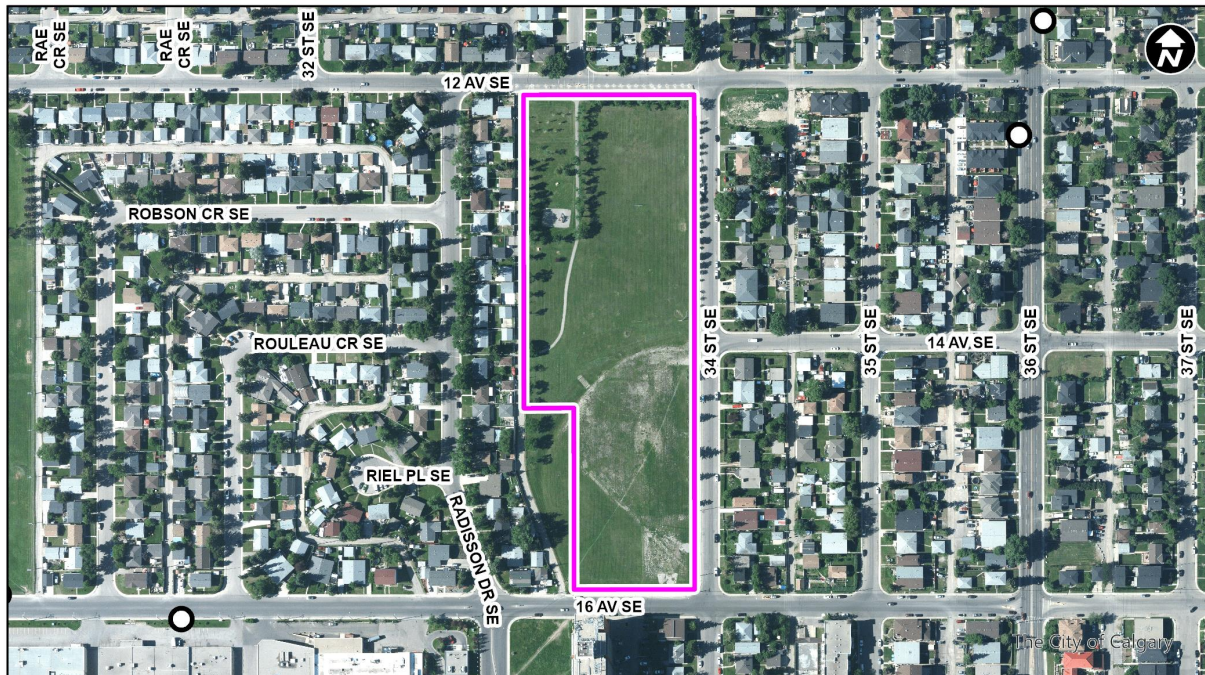
<b>Albert Park/Radisson Heights</b>	
Peak Population Year	2019
Peak Population	6,997
2019 Current Population	6,997
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

In 2017 September 11, Council approved the disposition of reserve status for 0.97 hectares (2.41 acres) located at 12 Avenue SE and 16 Avenue SE. Council directed administration to register a Deferred Reserve Caveat (DRC) on Plan 2870JK, Block 4, Lot B. The DRC was registered, and requires that, with site redevelopment in conjunction with the parcel of the former school site to the east, equal land area is to be dedicated as municipal reserve at subdivision stage.

The exact motion is as follows:

ADOPT, Moved by Councillor Chabot, Seconded by Councillor Carra, that the Calgary Planning Commission Recommendations contained in Report CPC2017-311, be adopted, as follows:

That Council:

1. Adopt, by Resolution, the proposed disposition of 0.975 hectares  $\pm$  (2.41 acres  $\pm$ ) located at 3345 - 12 Avenue and 3416 - 16 Avenue SE (Plan 2870JK, Block 4, Lot B Community Reserve), in accordance with Administration's recommendation, and
2. Direct a designated officer to notify the registrar of the Southern Alberta Land Titles Office to register on titles a Deferred Reserve Caveat on Plan 2870JK, Block 4, Lot B.
3. Direct a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Municipal Reserve Designation.

## Planning Evaluation

### Land Use

The existing land uses on the subject site are Residential – Contextual One Dwelling (R-C1) District and Special Purpose - School, Park and Community Reserve (S-SPR) District.

The existing R-C1 District is primarily for single detached dwellings and may include a secondary suite, though schools are also a listed use. The R-C1 District allows for a maximum building height of 10 metres or three storeys and a maximum of one main residential building per parcel. Secondary suites and backyard suites are discretionary uses within the R-C1 District.

The existing S-SPR District is intended to provide for schools, parks, open spaces, and recreational facilities. This District is applied to lands dedicated as municipal school reserve (MSR) or municipal reserve (MR) pursuant to the *Municipal Government Act* (MGA).

As noted, the application includes three parcels, and the proposed redesignation reconfigures the site to allow for the consolidation of the park space in the south portion and the residential area in the north.

The proposed Direct Control (DC) District, which is based on the Housing – Grade Oriented (H-GO) District, accommodates a range of housing forms in a scale that is consistent with low-density residential areas. To allow for a variety of housing forms, the density of the district is measured in floor to area ratio (FAR), for a maximum FAR of 1.5. The maximum building height is 12 metres or four storeys. Dwelling Units are a permitted use in this district. The DC District is approximately 2.33 hectares (5.72 acres) in area.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unique site characteristics (large site in the middle of a low-density residential area), to address site constraints and opportunities related to vehicular access, topography, and interface with the proposed park space to the south, as well as to allow for development flexibility in a low density context. The DC District also exempts the parcel from Section 1393 Building Depth and Separation and amends Section 1412 Mobility Storage in the base district due to the size and configuration of the parcel. This proposal allows for the applicant's intended housing development while maintaining the H-GO District base to accommodate a development compatible with low-density areas. The same results could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

The proposed S-SPR District is proposed on the reconfigured park space. The proposed park space encompasses the area equal to the reserve previously disposed by Council plus the new reserve dedication required from the R-C1 parcel, for a total area of 1.24 hectares ± (3.06 acres

±). The required reserve dedication from the R-C1 parcel equates to 0.26 hectares ± (0.63 acres ±). This portion of the site will be dedicated and registered as MR through a future subdivision application.

The initial land use concept showed two pockets of the proposed residential areas, one to the north and one to the southeast. Discussions with the applicant led to changes of the concept to relocate the southeast pocket of residential areas to the northern area so the park space would have three frontages and be consolidated in the south portion of the site.

### **Development and Site Design**

The rules of the proposed DC District would provide guidance for the future redevelopment of the residential portion of the site. The rules include appropriate uses, building height and massing, landscaping and parking and are intended to minimize massing and shadowing impacts on neighbouring parcels. The rules of the proposed S-SPR District will facilitate the registration of the park space as reserve lands and provide a framework for design consideration for the future park.

Specific design details will be discussed and reviewed at subsequent subdivision and development permit applications stage. However, during the review process, discussion focused on items which informed the proposed DC District and will also inform the subdivision and development permit applications, including:

- providing an engaging interface with the adjacent residential streets;
- safe and appropriate vehicular access that aligns with 14 Avenue SE and Raynard Crescent SE;
- open space configuration and programming;
- waste and recycling options;
- public realm improvements to enhance access to 17 Avenue SE;
- minimize the need for on-street angle parking; and
- general configuration of the site.

### **Transportation**

Pedestrian access to the site is provided through sidewalks located along 12 Avenue SE and 16 Avenue SE, as well as 34 Street SE. The Always Available for All Ages and Abilities (5A) bicycle network identifies 12 Avenue SE as an existing on-street bikeway and 28 Street SE as a separated bicycle lane. Future proposed bike lanes are identified for Radisson Drive SE and 16 Avenue SE. A multi-use pathway is recommended along 36 Street SE which will accommodate pedestrians and cyclists.

The site is within 200 metres (a three-minute walk) of 17 Avenue SE which is an Urban Main Street and includes the MAX Purple (Route 307) BRT line and stations. Transit stations for various bus routes exist between 200 and 300 metres (a three-minute to five-minute walk) of 28 Street SE, Radisson Drive SE and 36 Street SE. The site is located within the Residential Parking Permit “DD” and there are no on-street parking restrictions on any adjacent streets.

To improve the pedestrian experience, public realm enhancements were discussed. The discussion focused on improvements to create a continuous and improved pedestrian connection to and from the site and 17 Avenue SE for direct access to the Bus Rapid Transit; traffic calming measures at adjacent accesses/intersections for reduced pedestrian crossing; and traffic calming upgrades. Details will be further discussed at development permit stage.

Administration's review of the existing vehicular transportation network adjacent to the site indicated that it is expected to operate acceptably with the proposed development. Further details will be discussed at development permit stage.

### **Environmental Site Considerations**

A Phase I Environmental Site Assessment was prepared for this site in June 2015. No environmental concerns were identified at that time.

### **Utilities and Servicing**

Watermains are available to service the subject site from 12 Avenue SE or 34 Street SE. Specific fire flow requirements for the project will be reviewed at the development permit stage.

Sanitary sewers are available to service the subject site from 34 Street SE. The applicant submitted a Sanitary Servicing Study which examined pre-development and post-development sanitary pipe flow and available downstream pipe capacity to the nearest 375 millimetre pipe.

The site is subject to specific stormwater management requirements. The site is within the Western Headworks Canal catchment boundary and is subject to the 1980 moratorium of stormwater discharge to the canal. The storm sewers and mains located in 12 Avenue SE are at capacity. The closest alternative storm connection locations are at the intersections of 16 Avenue SE and 34 Street SE or 14 Avenue SE and 35 Street SE. The developer will need to construct a storm main extension so the storm connection for the development can tie to a public main.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Calgary International Airport Vicinity Protection Area (2009)**

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 25-30 Noise Exposure Forecast (NEF) of the AVPA. The AVPA regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA regulation establishes prohibitive uses in certain locations, identified within NEF areas. The proposed residential and park uses are allowable within the 25-30 NEF contour area. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

### **Municipal Development Plan (Statutory – 2009)**

The [Municipal Development Plan](#) (MDP) identifies the subject site located within the Established - Developed Residential area (Map 1: Urban Structure). The applicable MDP policies encourage

redevelopment and modest intensification of Established areas to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. In addition, the site is adjacent to 17 Avenue SE which is an Urban Main Street and part of the Primary Transit Network, as such moderate increase in density that is compatible with the surrounding is appropriate to support the function of the area.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Albert Park/Radisson Heights Area Redevelopment Plan (Statutory – 1989)**

Map 3 of the [Albert Park/Radisson Heights Area Redevelopment Plan](#) (ARP) identifies the site as a School as well as Open Space, Park, School or Community Facility. In Map 2, the site is in Area 3 of the Low Density Residential Character Area. This area mainly includes single-family homes and Policy 2.1.3 notes that “A low density residential policy is retained that permits single family, duplex, semi-detached and townhouse dwellings for all area currently designated as R-1 (equivalent to R-C1 in Land Use Bylaw 1P2007), R-2A and R-2 (excepting Site #3, Map 4)”, equivalent to R-C2/R-CG in Land Use Bylaw 1P2007.

Part 4: Open Space and School Facilities, includes information and policies related to the potential closure of the David D Oughton School, which are no longer applicable as the school was closed and demolished and the site is no longer functioning as a school. Minor text and map amendments to the ARP are required to update information and support the proposed land use redesignation.

### **Greater Forest Lawn Communities Local Area Planning Project**

Administration is currently working on the [Greater Forest Lawn Communities local area planning project](#), which includes Albert Park / Radisson Heights, and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.

In the current draft Urban Form Category (UFC) map, the sites are identified as Neighbourhood Connector UFC with a Comprehensive Planning Site modifier. In the draft Building Scale map, the site is identified as Low Scale (up to six storeys).