



Public Hearing of Council

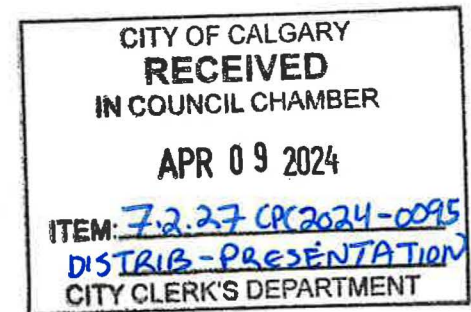
Agenda Item: 7.2.27



LOC2023-0275 / CPC2024-0095

Policy and Land Use Amendment

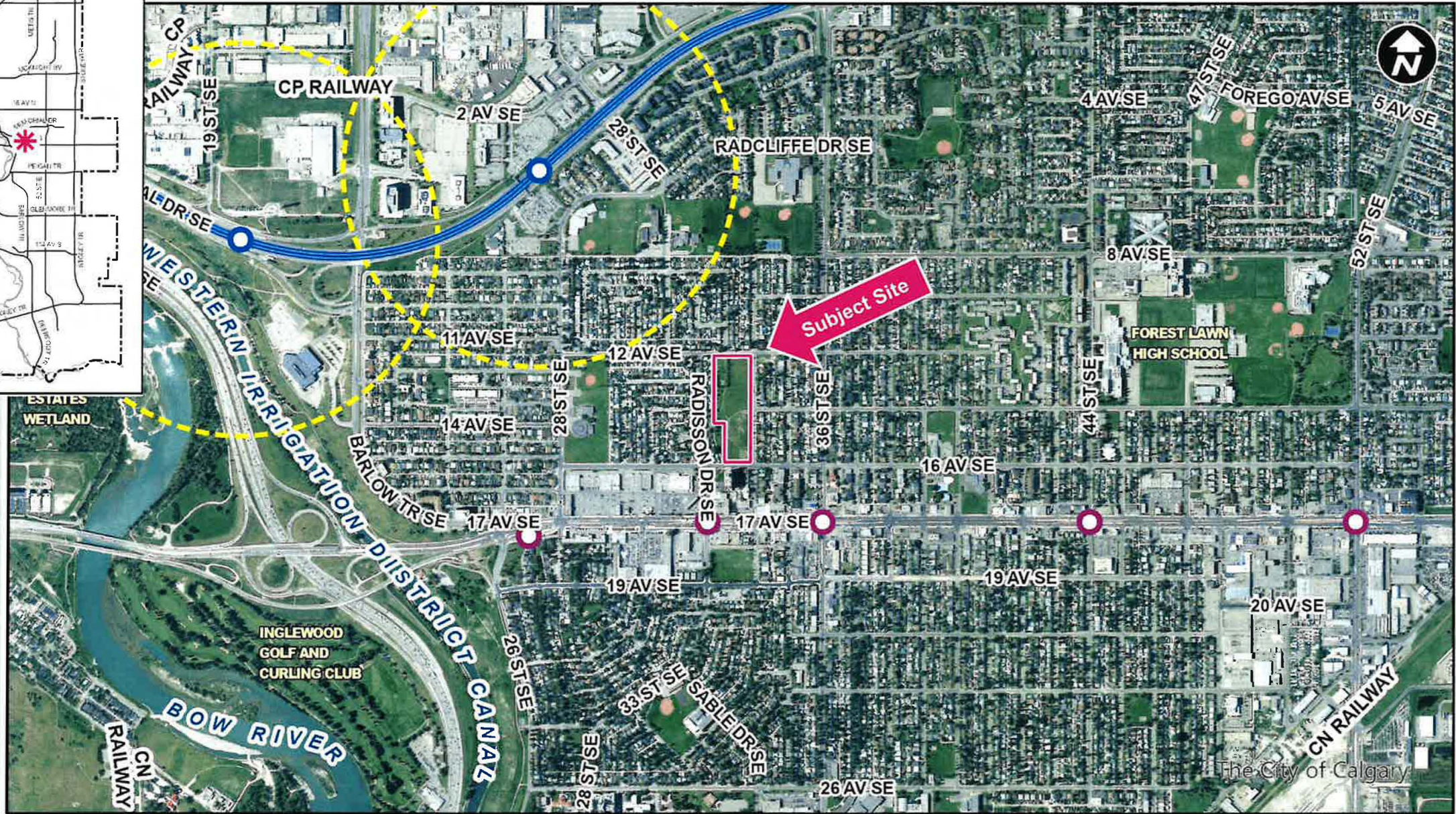
April 9, 2024



Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 18P2024** for the amendments to the Albert Park/Radisson Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 114D2024** 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

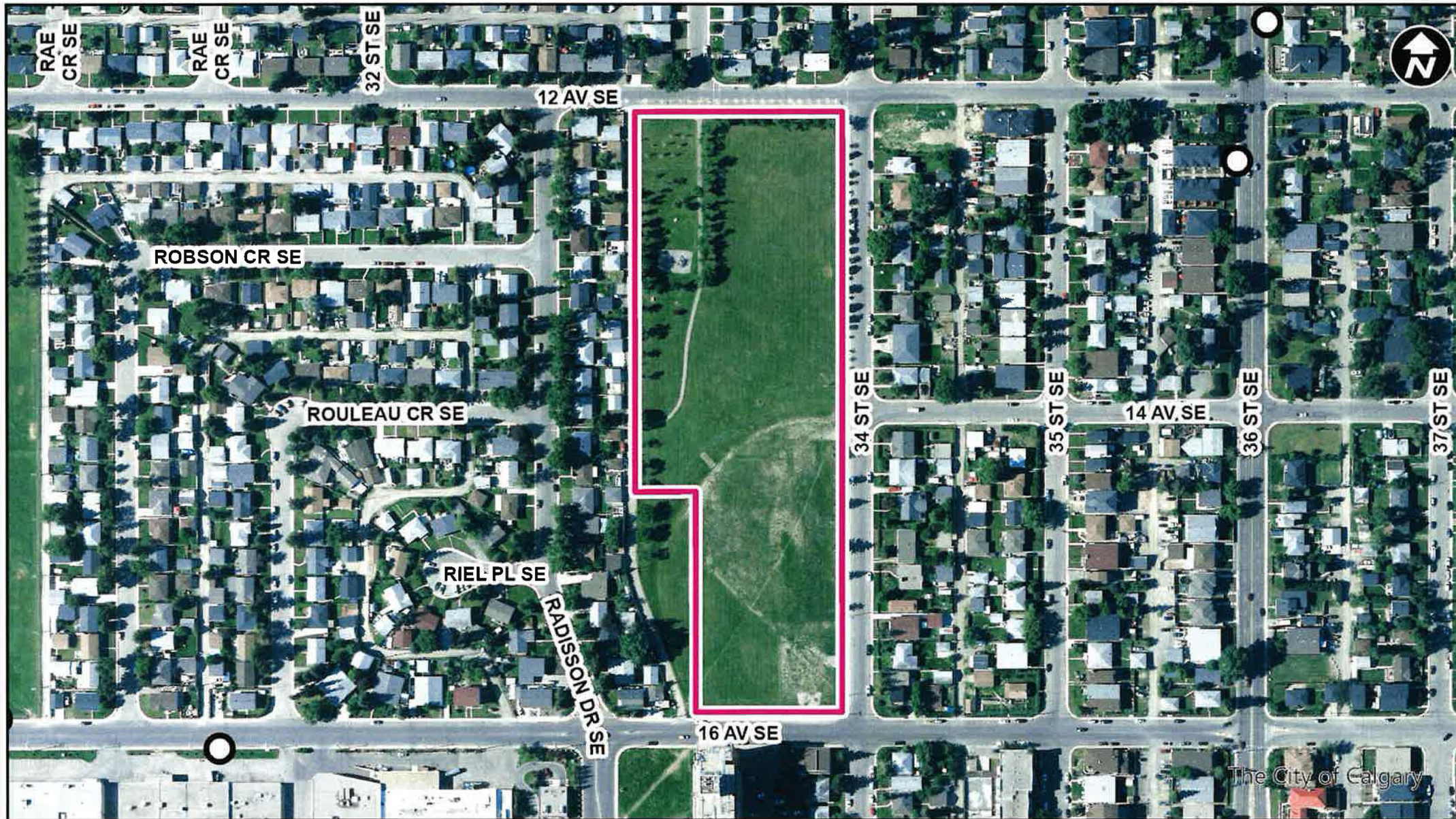
Blue

LRT Line

Blue

Max BRT Stops

Purple










LEGEND

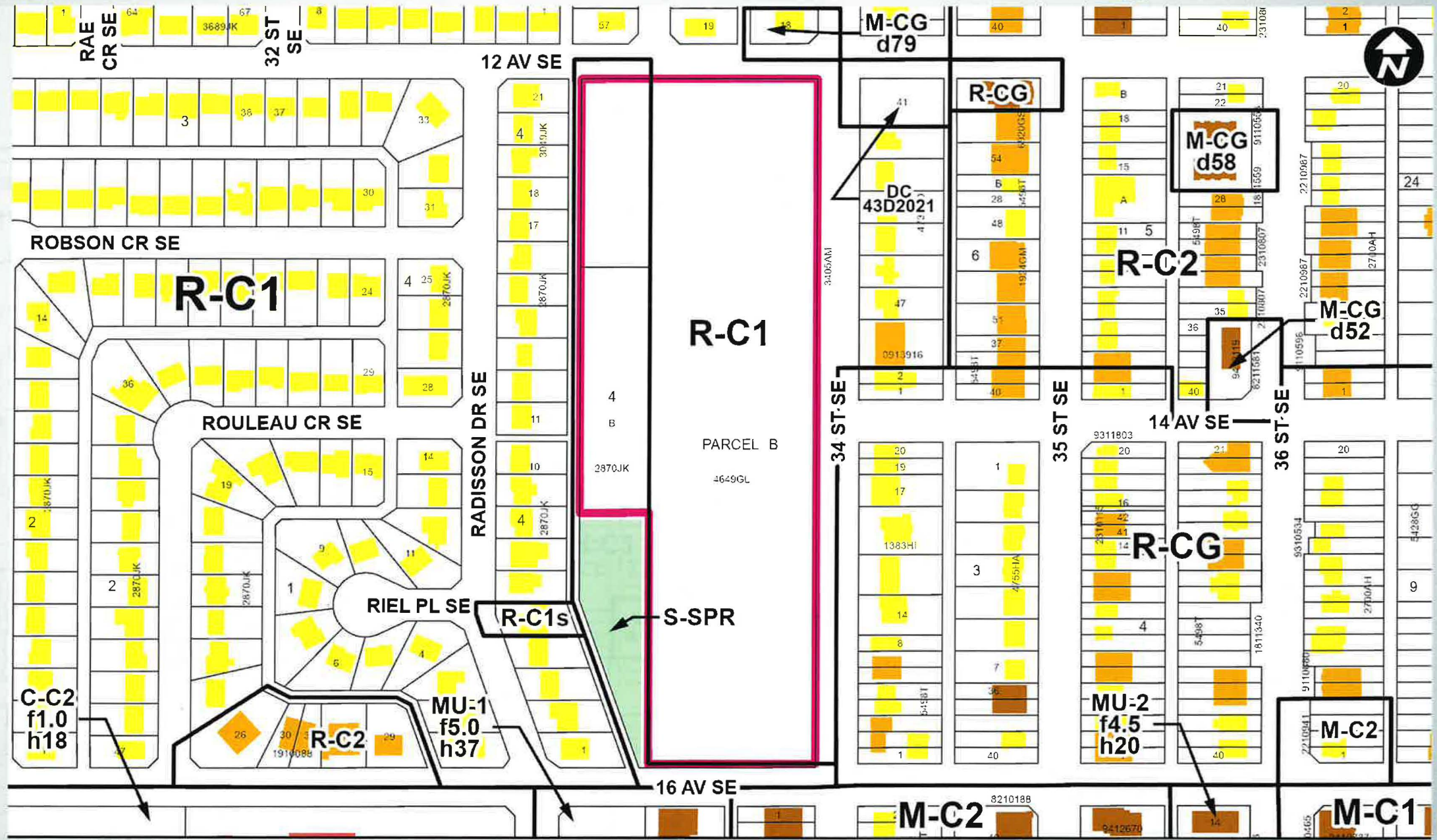
-  Land Use Site Boundary
-  Bus Stop

Parcel Size:

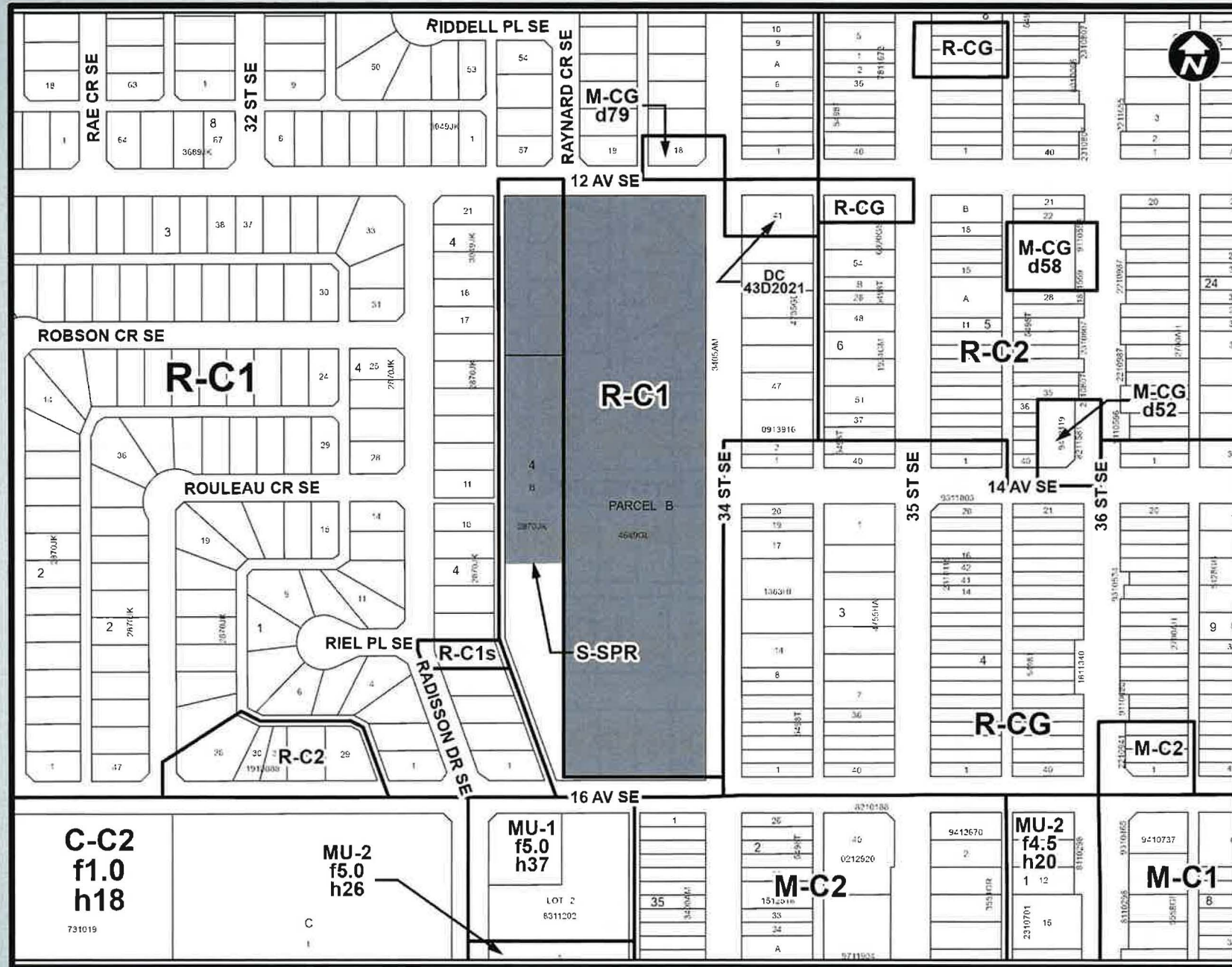
3.55 ha
112 m x 325 m

Surrounding Land Use

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

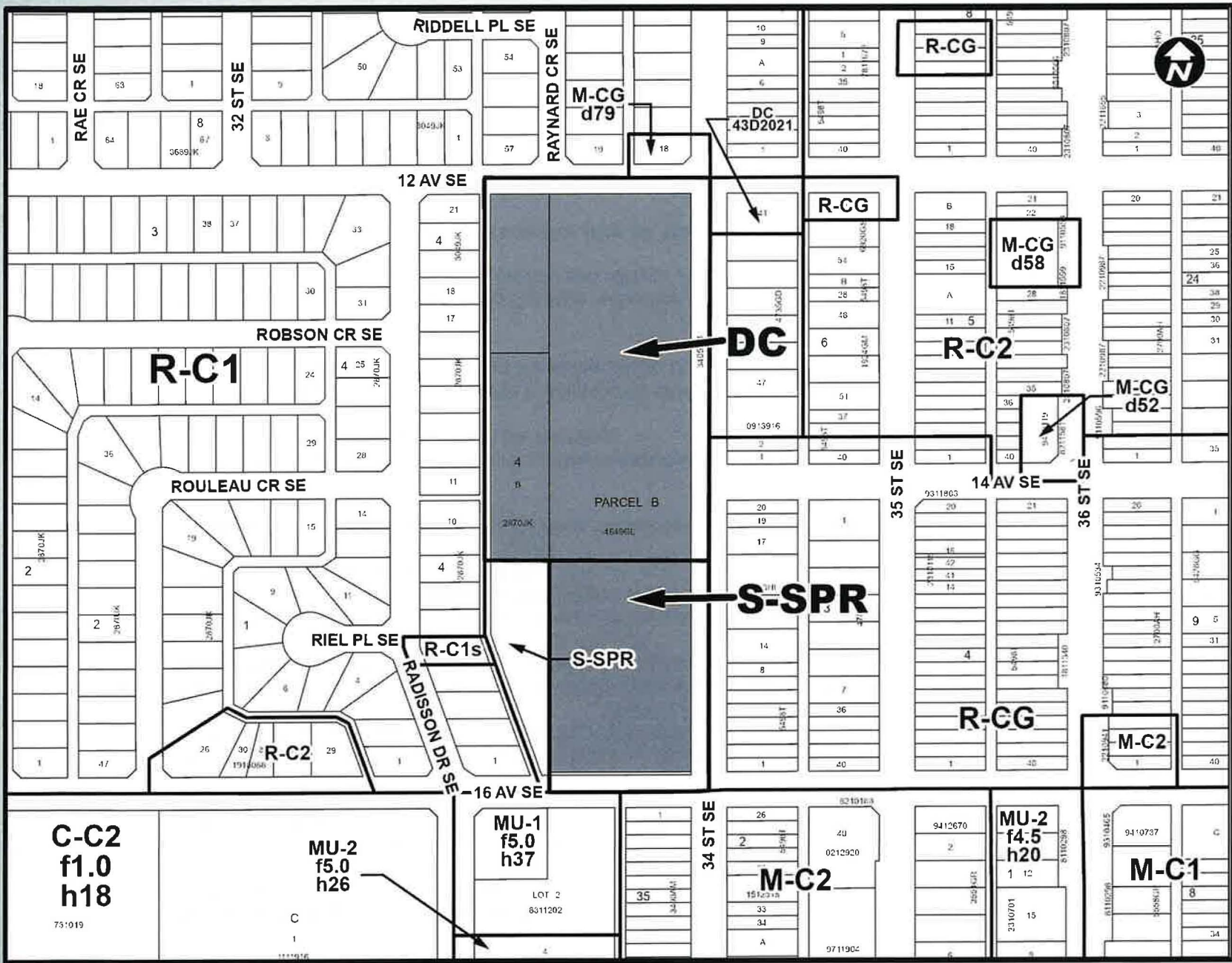


Existing Land Use Map



- Property is mostly designated as Residential – Contextual One Dwelling (R-C1) District
- Former home to David D. Oughton School (K-6)

Proposed Land Use Map



Proposed Direct Control (DC) District:

- Based on the Housing – Grade-Oriented (H-GO) District
- Maximum floor area ratio 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 ares (shaded areas, benches, tables and garbage receptables) are to be constructed in each community park	<ul style="list-style-type: none"> • Albert Park (2629 – 12 Avenue SE) Site 23 • Community Hall Park (1310 28 Street SE) Site 24 • Father Lacombe Park (819 36 Street SE) Site 25
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.	

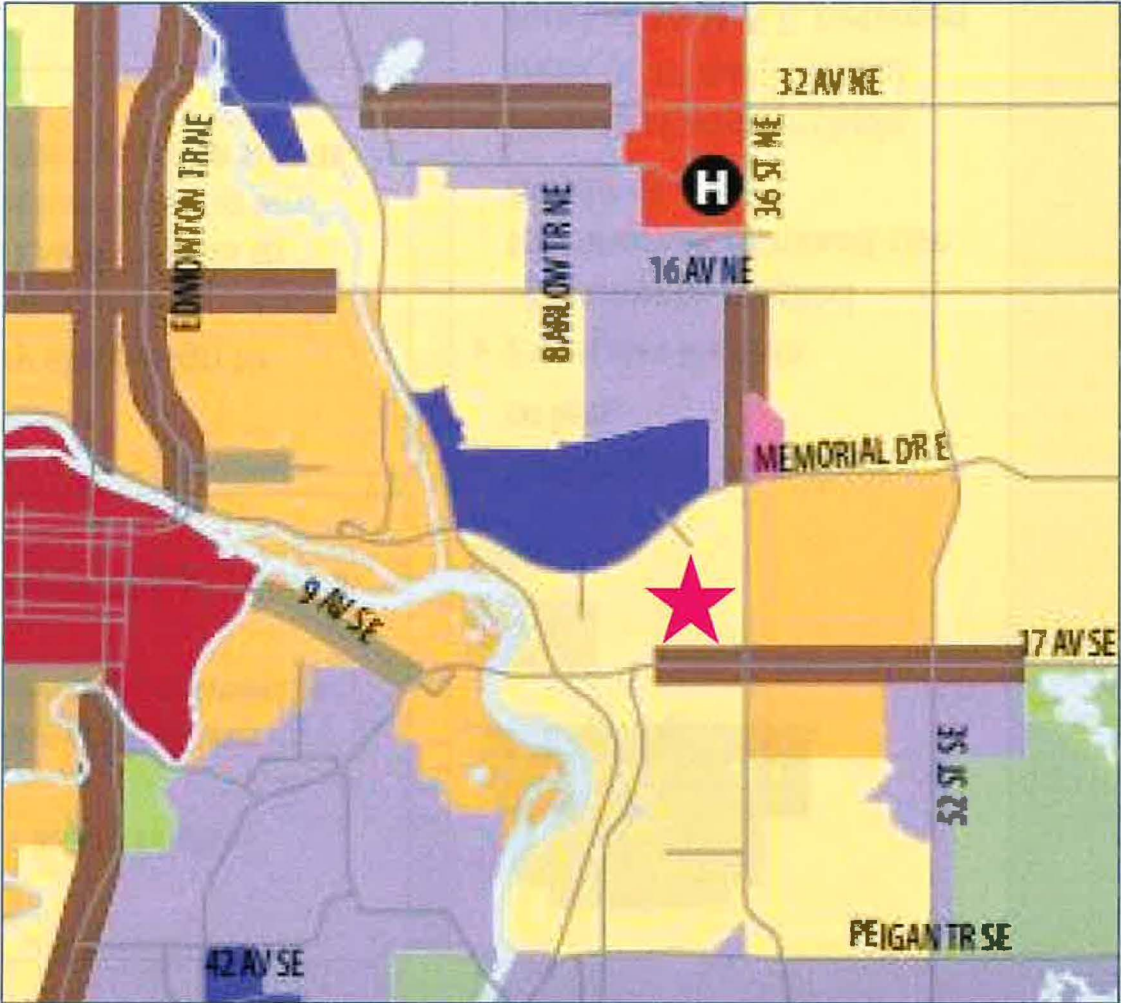
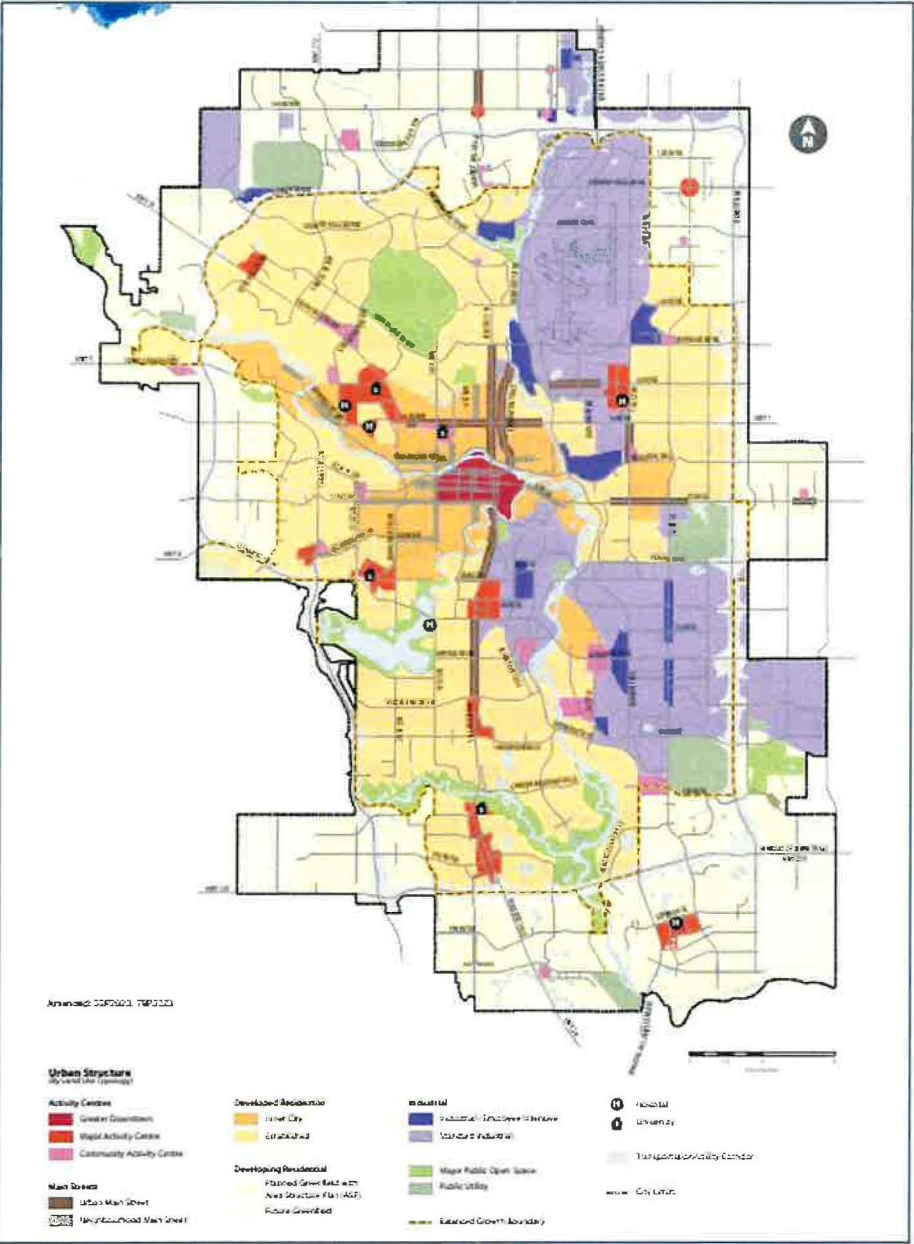
(j) Delete the existing Map 8 entitled 'Open Space Sites Requiring Implementation Action' and replace with the revised Map 8 entitled 'Open Space Sites Requiring Implementation Action' attached as Schedule 'F'.

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Supplementary Slides





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.



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).

DRAFT Greater Forest Lawn Communities Local Area Plan




Neighbourhood Connector

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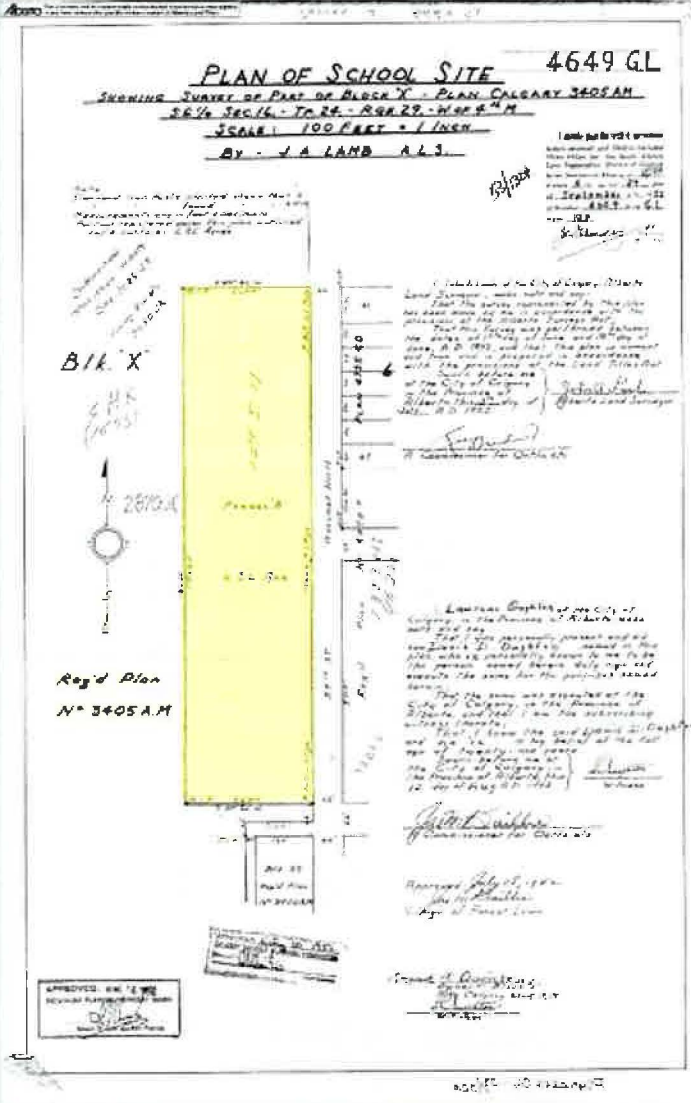
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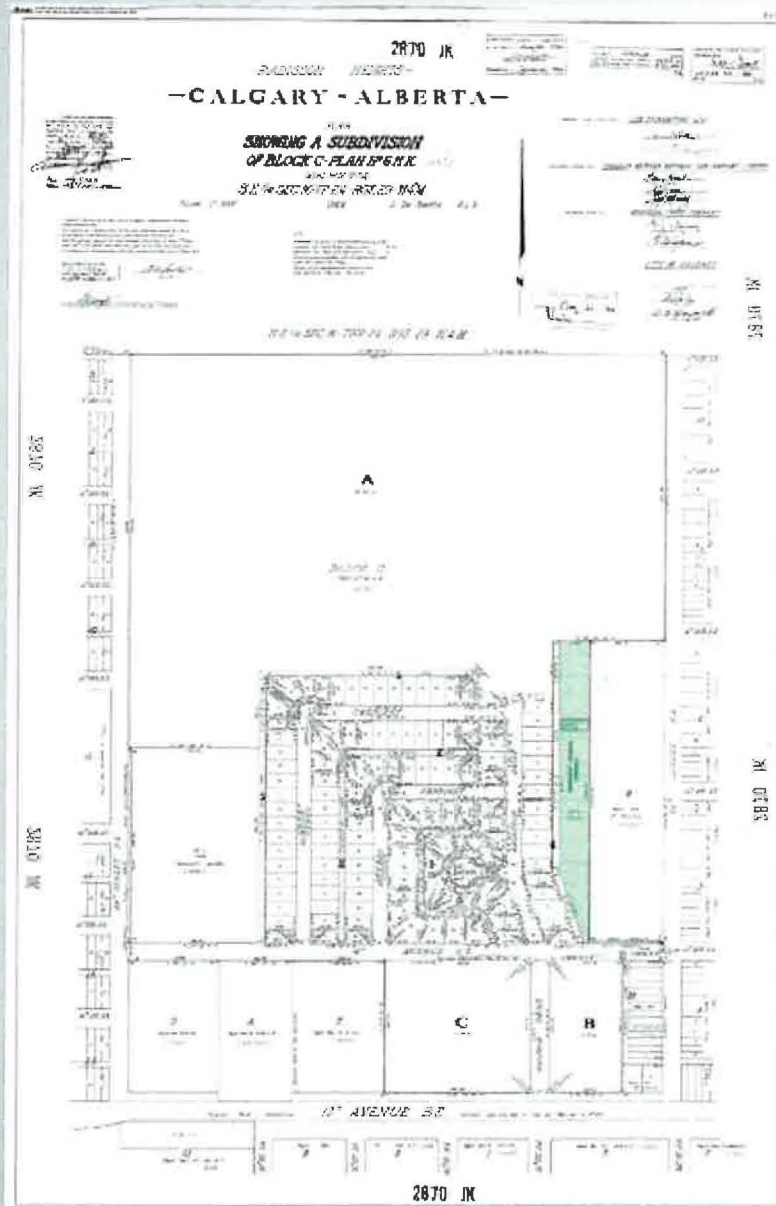
Former David D. Oughton School Site Parcel History 14



- 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 15



- 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)

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
	total area	35701.43	8.76

total DC area	5.72 acres
total S-SPR area	3.04 acres
Total parcel area	8.76 acres



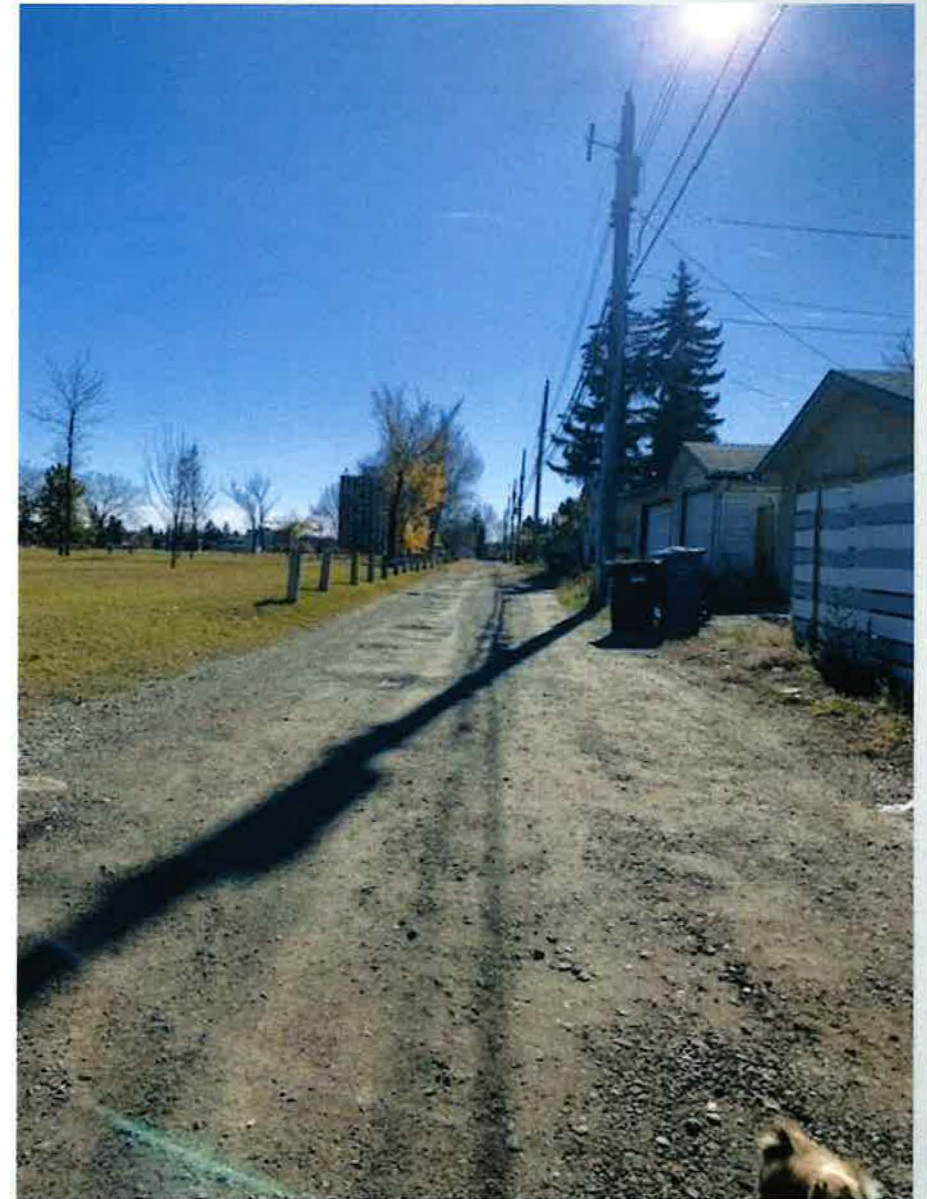
North view of the site – intersection of 14 Avenue SE and 34 Street SE



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