

**Policy and Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at
 2734 Radcliffe Drive SE, LOC2024-0155**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1063) to the 2024 November 12 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 2.03 hectares ± (5.01 acres ±) located at 2734 Radcliffe Drive SE (Plan 8510947, Block 1, Lot 1) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Mixed Use – General (MU-1h90) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for mixed-use and multi-residential redevelopment, including market and below-market rent, at a transit oriented development (TOD) site.
- The proposal would create a more complete community for people of all ages, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application allows for more housing and employment opportunities with access to alternative transportation modes and enables more efficient use of existing infrastructure.
- Why does this matter? This application supports additional housing choice for varying income levels within close proximity to transit and employment opportunities, and contributes to vibrancy and supports improvements to public amenities at a TOD site.
- Amendments to the *Albert Park/Radisson Heights Area Redevelopment Plan* (ARP) are required to accommodate this proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

The site is the current location of the Franklin LRT Station Park 'n' Ride south lot. As noted in the Applicant Submission (Attachment 3), this policy and land use amendment would facilitate redevelopment into multi-residential housing at a variety of heights (6 to 26 storeys) which includes non-market housing and may also include commercial development. No development permit has been submitted at this time.

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

**Policy and Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at
 2734 Radcliffe Drive SE, LOC2024-0155**

Administration recommends forwarding this application to the 2024 November 12 Public Hearing of Council as the evaluation of City-owned land for development into non-market housing is prioritized as per *Home is Here: The City of Calgary's Housing Strategy*.

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 the public/interested parties and respective community association was appropriate. In response, the applicant created a dedicated engagement webpage, added temporary street signs, had digital ads at transit stations and sent mail to community members. The public was encouraged to participate through an engagement webpage and online survey. The applicant met with the Albert Park/Radisson Heights Community Association on 2023 September 19 and again on 2024 August 7. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received two letters of opposition. The majority of concerns were around the loss of parking for commuters who currently use the south park and ride facility to access public transit.

The Albert Park-Radisson Heights Community Association provided a letter of opposition on 2024 July 3 (Attachment 5), identifying the following concerns:

- the proposed land use height of 26 storeys / 90 metres;
- increase in traffic congestion on Radcliffe Drive and 28 Street SE especially during school drop off and pick up times; and
- infrastructure capacity.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it meets the goals of the MDP to increase density near transit and to provide housing diversity near the LRT station. The building height and massing, parking, upgrades to key pedestrian and cycling routes, and connections to the LRT station will be reviewed at the development permit stage.

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

**Policy and Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at
2734 Radcliffe Drive SE, LOC2024-0155**

IMPLICATIONS

Social

The proposal provides for a variety of housing choices in mixed-use and multi-residential building forms and accommodates housing needs within a convenient walkable distance to transit and local services. The inclusion of market and below-market housing will meet the needs of a diversity of household incomes.

Environmental

Increasing density by having more people live near the primary transit network helps achieve the goal of zero carbon neighbourhoods contained in the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been shared with the applicant and will be reviewed at a development permit stage.

Economic

The proposal enables a greater variety of housing choice to accommodate a diversity of incomes, supports business by increasing the population close to a commercial area, and provides employment opportunities within the community of Albert Park/Radisson Heights. Redevelopment of the site makes more efficient use of existing infrastructure while increasing density near a transit station.

Service and Financial Implications

Approximately 290 parking stalls would no longer be available for use at the south Franklin Park 'n' Ride location. However, there is adequate parking at other Park 'n' Ride locations along the Blue Line. The opportunity to provide a minimum of 200 new dwelling units that are a mix of market and non-market housing units meets Council's direction from the *Municipal Development Plan, Transit Oriented Development Policy Guidelines* and Calgary's housing and climate strategies.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendments to the Albert Park/Radisson Heights Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

**Planning and Development Services Report to
Calgary Planning Commission
2024 October 17**

**ISC: UNRESTRICTED
CPC2024-1063
Page 4 of 4**

**Policy and Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at
2734 Radcliffe Drive SE, LOC2024-0155**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform