



Franklin Station Area Land Use Redesignation

November 12, 2024

LOC2024-0155 / CPC2024-1063 Public Hearing of Council

CITY OF CALGARY
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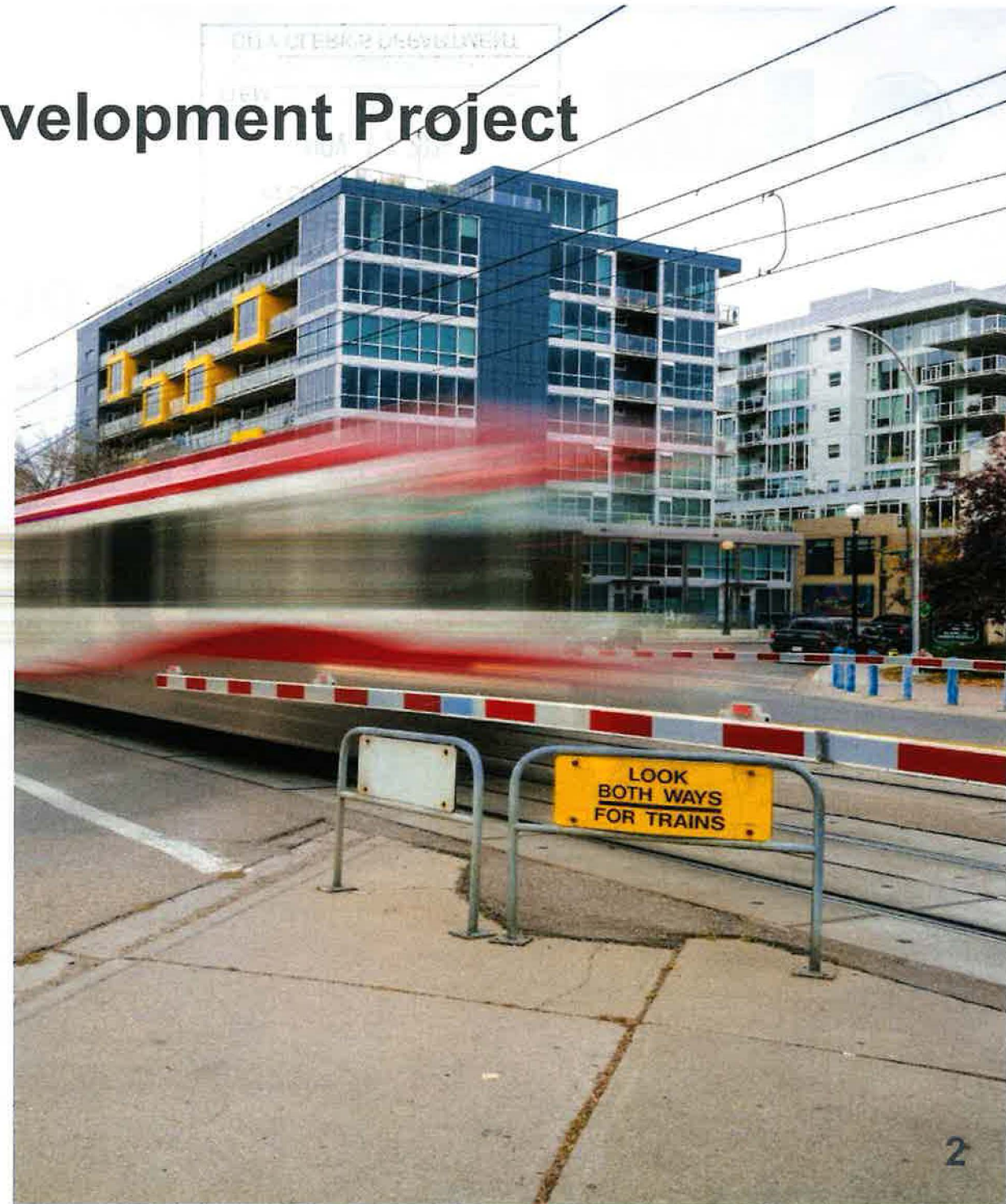


Franklin Station Redevelopment Project

A City-led initiative that helps realize housing in proximity to transit service.

Enables mixed-market housing and public space improvements adjacent to Franklin Station.

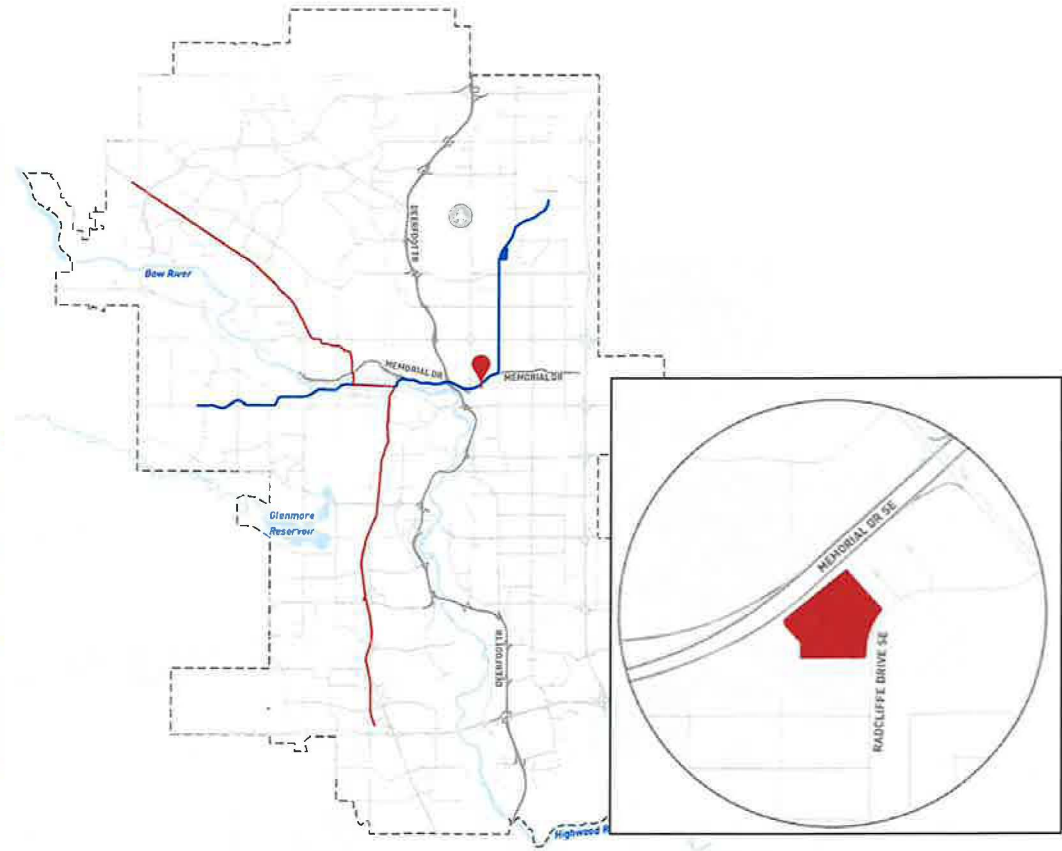
- Supports Council strategies:
 - **Home is Here – The City’s Housing Strategy**
 - Action 1.A.1.: Dispose of City-owned real property assets as soon as possible within Transit-Oriented Development sites suitable for affordable market and non-market housing.
 - **Transit-Oriented Development Implementation Strategy**
 - **RouteAhead**
- Delivers on goals of the **Federal Housing Accelerator Fund**



Site Location & Context



- Subject Site
- Adjacent Green Space
- Blue Line LRT
- Radcliffe Drive SE
- International Avenue & BRT Max Purple Line



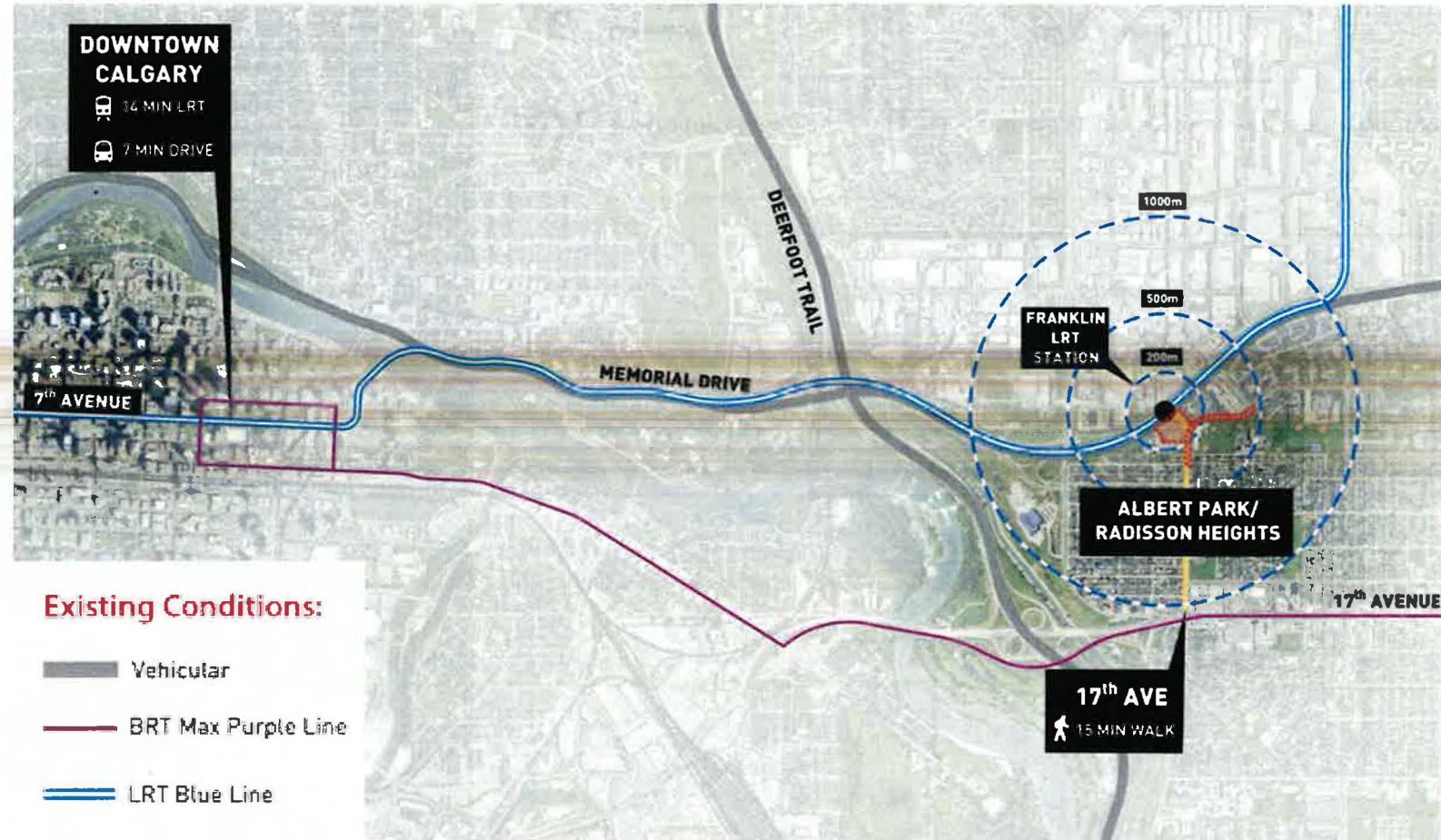
 Address 2734 Radcliffe Drive SE	 Size 5.48 ac (5.01 ac Park-and-Ride Lands & 0.47 ac Park Space)
 Community Albert Park / Radisson Heights, Ward 9	 Owner City of Calgary
 Current Use Surface Parking and associated Park Space (LRT supportive Park'n'Ride lot)	 Proposed Use Mixed Use – General (MU-1) District



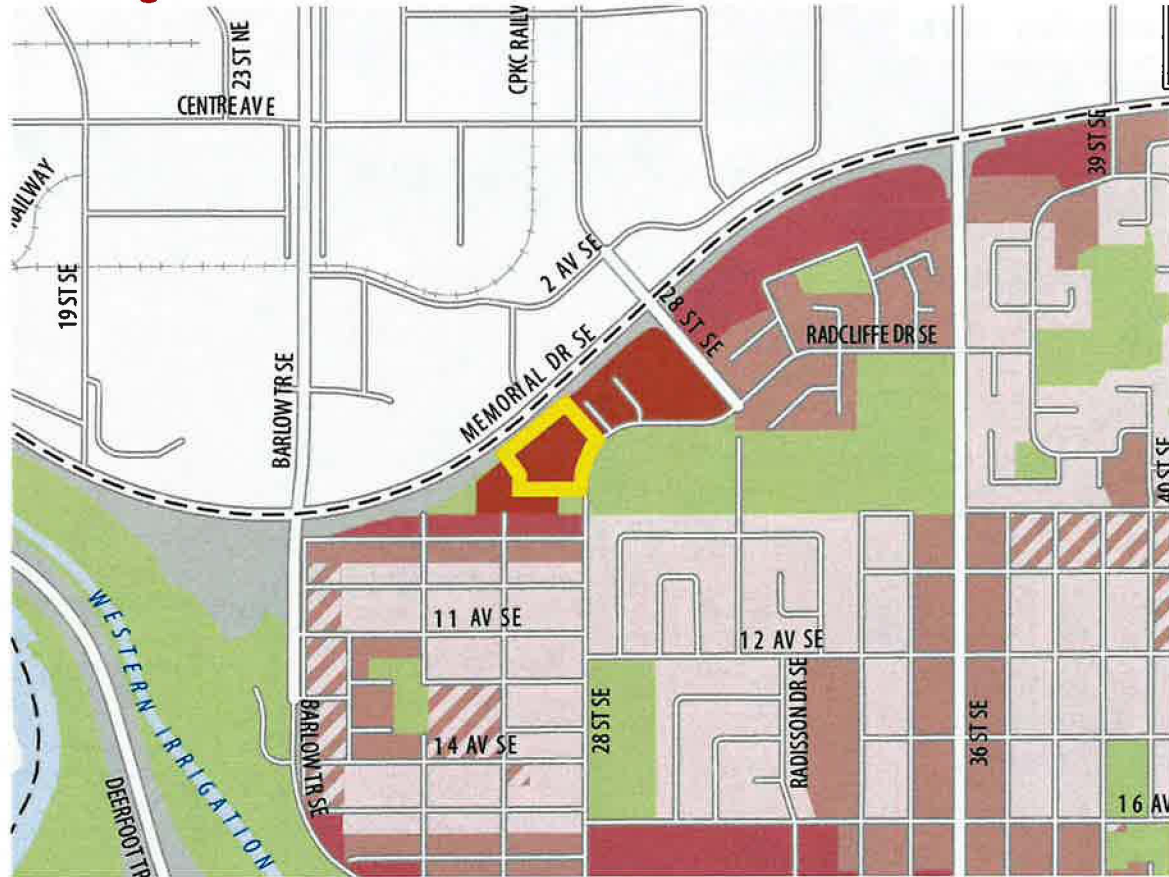
Site Location & Context


This redevelopment:

- Is anticipated to provide over 300 mixed-market homes
- Provides homes next to transit
- Is near existing schools, employment areas, commercial & retail and community centres
- Is near regional pathways and green spaces
- Aligns with the activity, height and use targets for this comprehensive site in the Local Area Plan policy

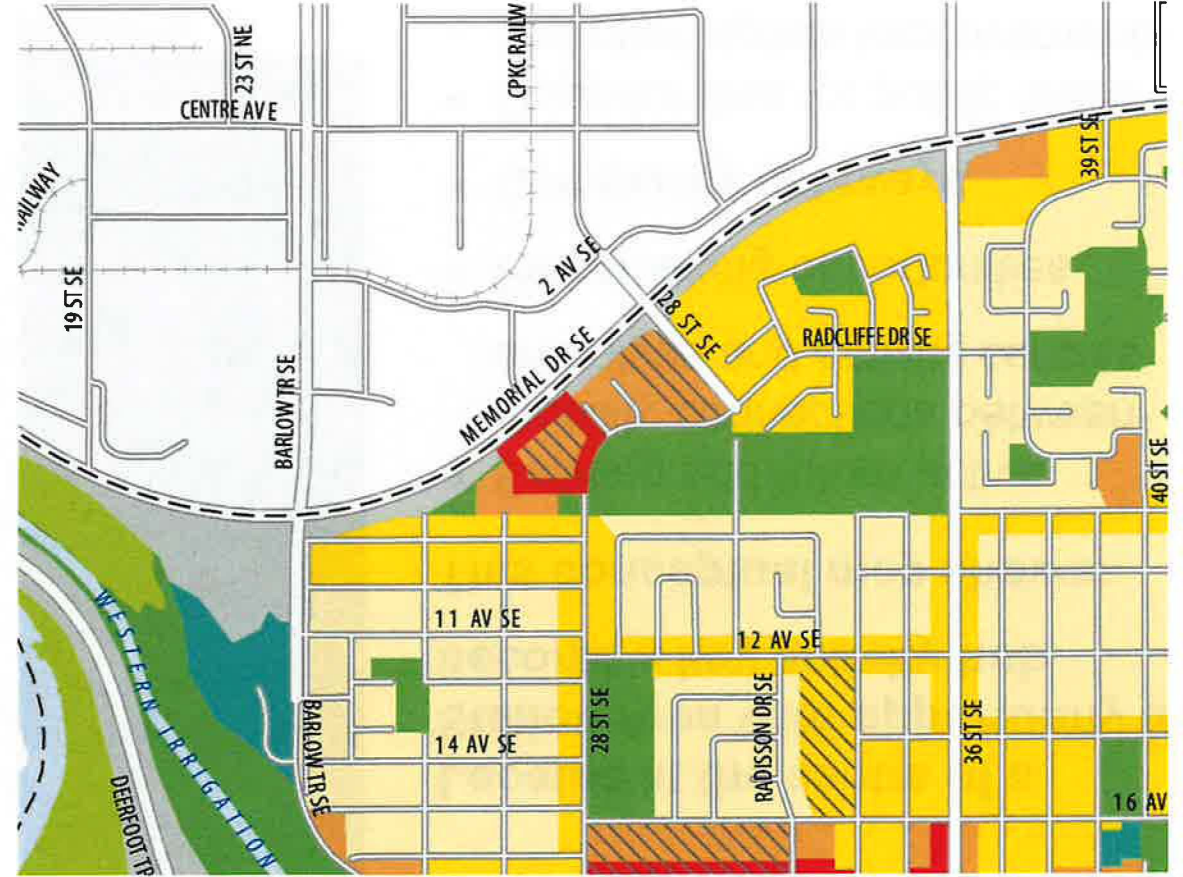


East Calgary International Avenue Communities Local Area Plan: Building Scale



 High
(up to 26 Storeys)

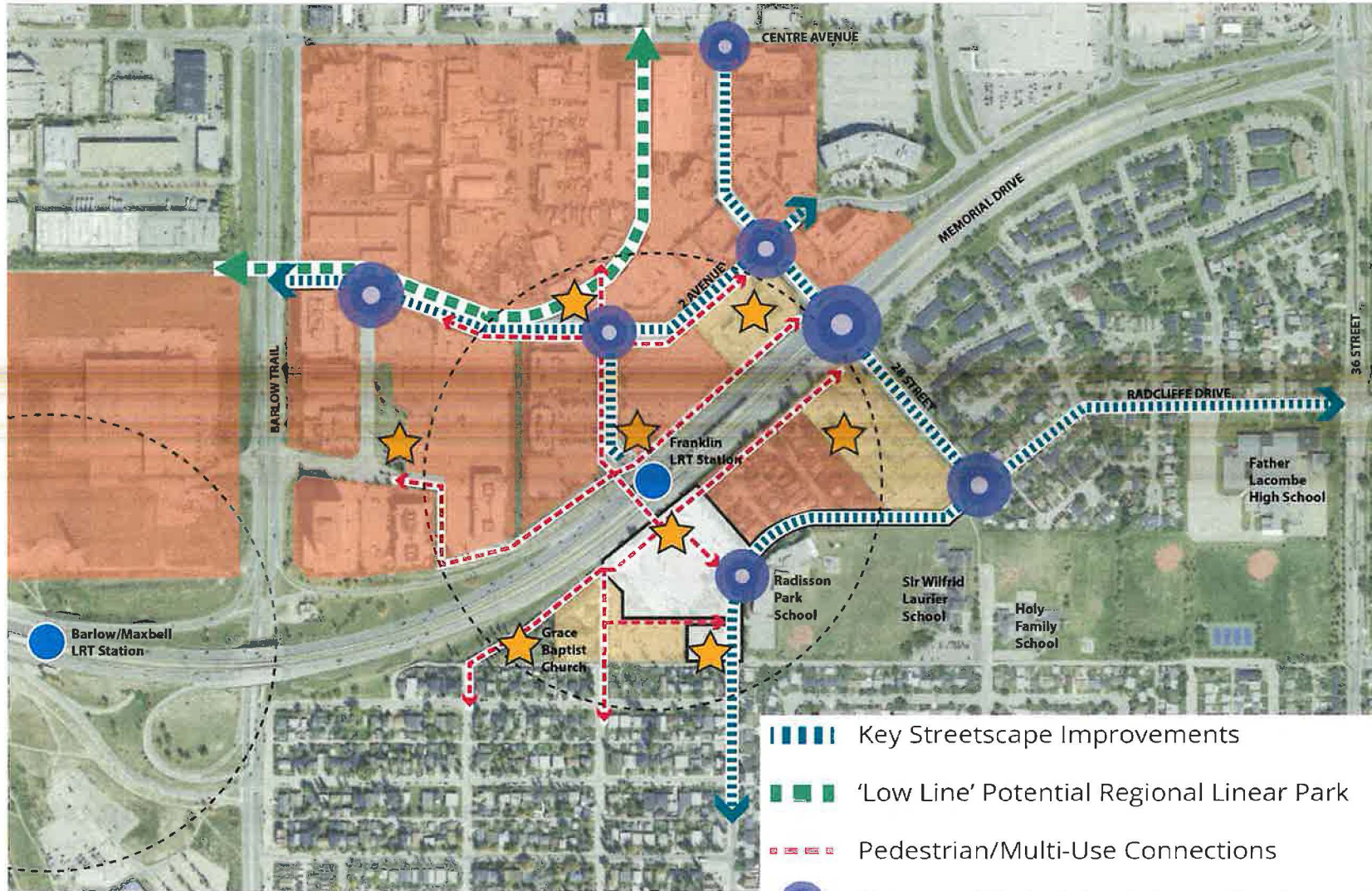
East Calgary International Avenue Communities Local Area Plan: Urban Form



 Neighbourhood Flex

 Comprehensive
Planning Site

Connectivity and Placemaking in the Area



- Key Streetscape Improvements
- 'Low Line' Potential Regional Linear Park
- Pedestrian/Multi-Use Connections
- Gateway / Pedestrian Intersection Improvements
- LRT Station
- Placemaking Opportunities

Located at the centre of a Station Area with opportunity to become a key activity hub.

This conceptual map shows:

- Existing and future active mobility connections between amenities and activity centres
- Placemaking opportunities
- Community gateways
- Opportunities for public realm and open space improvements

Concept Only

Summary



- 300 mixed-market homes next to transit service.
- Proposed land use (MU-1) provides market flexibility.
- Vision aligns with City policy and strategies
- Transit service is maintained
- Delivers on federal Housing Accelerator Fund (HAF) goals
- Adjacent public realm improvements based on public feedback