

FOR SALE

2734 Radcliffe Dr SE Calgary AB

Family housing development site at Franklin Station Park-and-Ride (south) to address housing and affordability. Area improvements for enhanced connectivity and safety.

LAND TYPE	COMMUNITY	SITE AREA	LAND USE
Mixed-use	Albert Park / Radisson Heights	± 5.02 acres (± 2.68 acres developable)	Proposed Land Use amendment to to MU-1 (Mixed Use – General District) with height modifier up to 90m OR similar

Property highlights

- Currently operates as the south Park and Ride Lot at Franklin Ctrain Station
- 2-minute walk to Sir Wilfred Laurier School
- 10-minute walk to Father Lacombe High School
- 10-minute drive to downtown
- 6-minute drive to Marlborough Mall/ Home Depot and Northgate Village Mall

Financial info

STARTING AT
\$TBD +GST
 (Agents Protected)

APPLICATION PROCESS STARTS
 June 17, 2024

APPLICATION PROCESS
 EXTENDED TO
 July 31, 2024
 at 11:59 p.m. MST

1.0 Franklin Park-and-Ride - Property for development and sale

1.1 Introduction

Franklin Station is located about 4.5km from downtown Calgary, has operated since 1985 and features a light rail transit (LRT) stop, bus transfer loop and a park and ride facility split on the north and south sides of Memorial Drive E. The focus of this redevelop opportunity is the south park and ride lot, located in the community of Albert Park – Radisson Heights.

The City is seeking a qualified developer to provide their expertise throughout the Land Use, Outline Plan and Subdivision process to create a successful development opportunity and to purchase the remaining property. We are looking for purchasers who focus on high quality public realm concepts and comprehensive development schemes. The submission requirements and evaluation criteria below outline the information that is required to be submitted by the proponent as part of their response to accurately evaluate submissions.

1.2 Background

This is an important project to help achieve several Council-directed goals related to social equity, climate change mitigation, environmental stewardship and economic resilience. Primary amongst them is the recently approved Home is Here – The City of Calgary’s Housing Strategy 2024-2030. The project is supported by the federal government’s Housing Accelerator Fund (HAF), which will be used for site planning, design, preparation and construction of new public space improvements.

The desired outcome is to redevelop a portion of the site for mixed-market housing targeted toward families, integrated with a more compact transit facility and high-quality streetscapes and public spaces that enhance quality of life for current and future residents of the community. The area around the station features several schools, employment opportunities and both retail and civic amenities, all of which make it an ideal site for housing.

1.3 Land Use and Subdivision

To expedite the project and meet HAF timelines, The City has hired a consultant to complete a station area master plan and to prepare and submit a land use redesignation to accommodate housing. The station area master plan will integrate aspects of site design with nearby public space improvements and should be complete in the fall of 2024.

The land use redesignation application, for Mixed-Use – General (MU-1 h90) , was submitted at the beginning of June 2024 with an expected Public Hearing of Council by the end of 2024. The proposed land use was chosen to offer maximum flexibility, accommodating a diverse range of building types from four-story structures to high-rise towers. Once these steps near completion, The City will engage consultants to complete survey and subdivision of the site, design development and construction of public space improvements.

1.4 Developer Obligations

To ensure compliance with funding conditions, the successful Proponent will be required to obtain Building Permit approval for a minimum of 200 units by October 31, 2026.

The City and the successful Proponent shall develop a workplan for any outstanding Planning Application milestones which will form part of the Memorandum of Understanding.

Additional conditions, such as building commitment timelines and transactional details to be negotiated between the parties.

2.0 Application process

Those interested in submitting an Application shall address all requirements outlined under Section 5.0 below in their response and will be evaluated based on the fulfilment of those requirements. Of the responses received, the highest rated proponent will be chosen to enter into a Memorandum of Understanding, including sale negotiations and roles and responsibilities of the parties relating to the Planning Applications. The City may at its discretion request additional information from proponents upon receipt of responses prior to notification of the highest rated proponent.

3.0 Submission date

The City's Real Estate & Development Services, Sales Section, will be accepting applications until **11:59 p.m. MST, July 31, 2024** (EXTENDED). In order to be considered a Purchaser Application Form must be submitted together with your response to the Submission Criteria set out in Section 5.0 below. No applications will be accepted past the application deadline. All material must be submitted electronically as PDF files to Jay Peressini at jay.peressini@calgary.ca. It is up to the Proponent to confirm each email has been received. Confirmation of email receipt will be provided.

4.0 Submission requirements

Submissions should be prepared simply and concisely, providing a straightforward response to satisfy the requirements. Emphasis should be on completeness and clarity of content and will form part of the evaluation criteria. Excessive documentation or materials are discouraged. Submissions should include all the elements listed under each Criteria below. Any other information the Proponent considers to be relevant may be provided. Submissions that are incomplete or that do not meet the requirements will not be evaluated. The City's Sales Agent may contact you for more information regarding your application.

5.0 Submission requirements

Submissions should be prepared simply and concisely, providing a straightforward response to satisfy the requirements. Emphasis should be on completeness and clarity of content and will form part of the evaluation criteria. Excessive documentation or materials are discouraged.

Submissions should include all of the elements listed under each Criteria below. Any other information the Proponent considers to be relevant may be provided. Submissions that do not meet the requirements will not be evaluated. All others will be scored based on the following criteria.

5.1 Project experience

Relevant Project Experience: The Proponent shall provide a minimum of three (3) examples of projects within a relevant context of what they are proposing. Projects provided must have been undertaken by the Proponent and not the individuals of the organization. Current projects and projects within the last five (5) years are preferred. Examples will be evaluated based on their quality and relevance to achieving the vision for the property. Consider including reference to any unique attributes or challenges of the projects. Proponents should have a thorough understanding and experience in the Calgary municipal process, market and construction environment.

5.2 Proposed development

It is important that the future development of the property consider the surrounding context, is a quality development, and considers achieving the need of housing (preferably non-market housing geared toward families). Provide a brief description of your proposed development and your project plan (how you expect to achieve this). This should, but not limited to, include the following:

- details such as the proposed mix of housing (type and tenure);
- estimated number of units (if available);
- estimated number and location of parking stalls;

- estimated vehicular access;
- planned/proposed retail uses or community spaces (such as: community meeting rooms, community kitchen, event space, mobile grocery, dedicated delivery pods) (if applicable);
- any proposed public realm improvements or sustainability;
- any additional proposed benefits for the residents or surrounding community; and
- concept plans/renderings, if available

Preference will be given to applications that exemplify creative solutions to housing affordability.

5.3 Capacity and schedule

It is important the Proponent has the experience and capacity to take on development of the property in a timely manner. Provide a high-level proposal outlining how you will achieve the milestones within the timeline provided, such as Development Permit, Building Permit, construction start and occupancy (taking into account negotiation, condition periods and corporate approval timelines with The City), as well as your capacity to work with The City on achieving Land Use and Subdivision of the property.

5.4 Financial Capacity: (PREREQUISITE)

The Proponent is asked to provide demonstrated financial capacity to deliver this project. This information can be provided in the following forms

- letter of good standing from a qualified reputable financial institution identifying borrowing capacity or history of scale of past projects by the organization
- a term sheet from a reputable financial institution;
- or evidence of financing for the development.

5.5 Acceptance of, or Proponent Proposed Key Terms & Conditions – Included in Attachment 1 (PREREQUISITE)

The City's proposed Terms & Conditions for the transaction are included in the Purchaser Application Form. Amendments or additional terms and conditions should be noted in the submitted Purchaser Application form to allow for a consistent review of applications. These should be clearly tracked and noted for ease of reference. The City is open to your creative ideas on how to vision and develop the property for the purposes of providing housing options for Calgarians. As such, the terms within the Purchaser Application Form are proposed. Applications may be considered which deviate from this proposal, so long as what is being proposed meets the intention of the property and creates a mutually beneficial opportunity for the Proponent and The City.

6.0 Submission rejection

The City of Calgary reserves the right to abandon this offering without accepting any of the submissions.

7.0 Negotiations and agreement

Issuance of the Request for Applications in no way constitutes a commitment by The City to award the property to any Proponent. If selected, the preferred Proponent shall be required to negotiate a non-binding proposal letter or Memorandum of Understanding with The City of Calgary's Sales Agent. This document shall contain an outline of the roles and responsibilities of the Proponent and The City as it relates to the Planning applications, and to include terms and conditions of a transaction for the sale of the property to the Proponent, as amended and agreed to between the parties. The negotiated sale terms are subject to corporate approval being obtained.

8.0 Communication

Unless otherwise directed, all questions and concerns shall be directed to Jay Peressini at (403) 268-8051 or jay.peressini@calgary.ca.

9.0 Attachments

Attachment 1: Purchaser Application Form

Attachment 2: Site concept plan 1, site concept plan 2

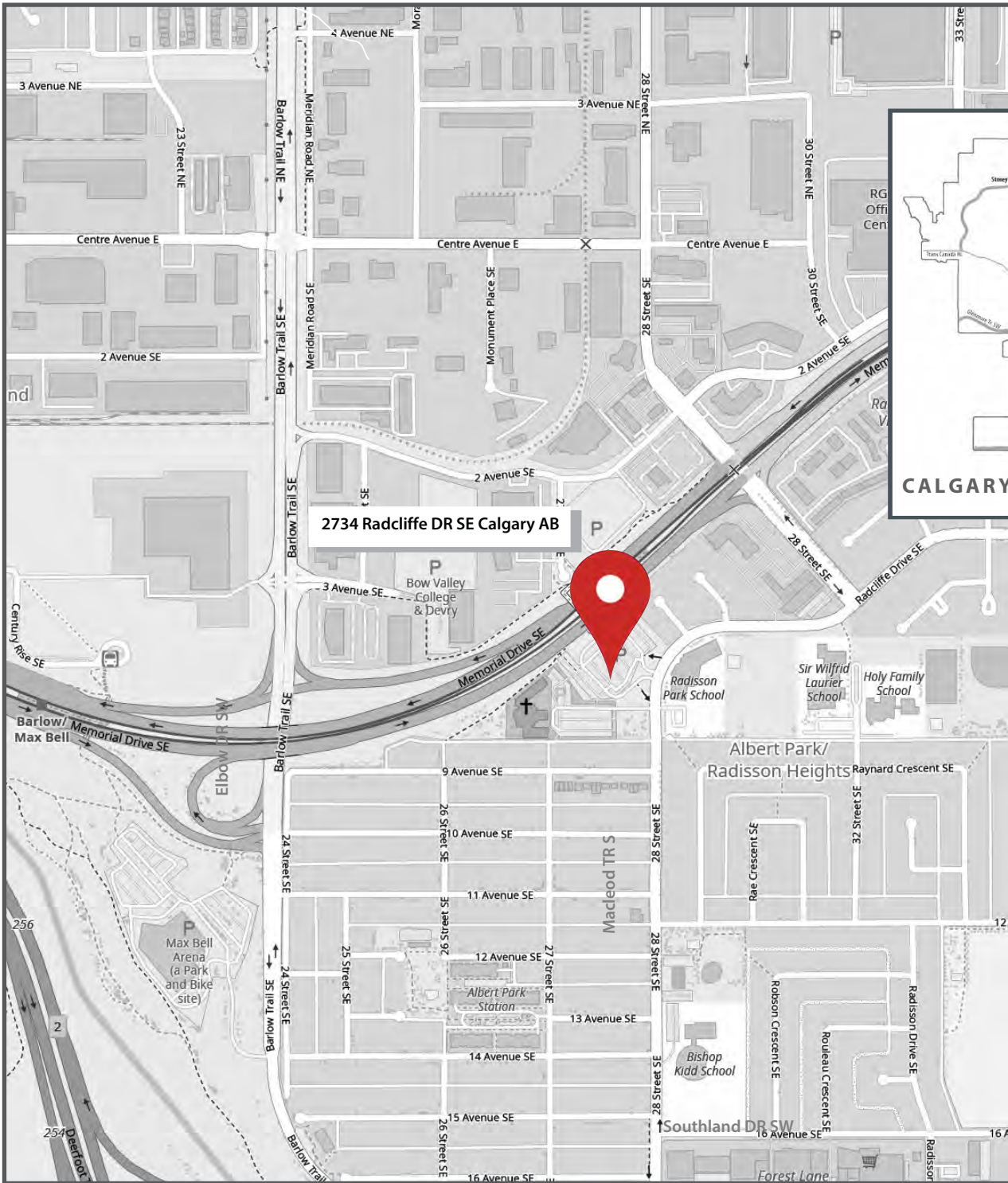
Attachment 3: Franklin Station TOD – Traffic Impact Assessment (Under Review)

Attachment 4: Sanitary Servicing Study (Under Review)

Attachment 5: Phase 1 ESA (*complete and sign Attachment 6 to request; send to jay.peressini@calgary.ca*)

Attachment 6: Request for Environmental Reports

Context map



Amenities

Easy access to Franklin LRT Station, quick access to Memorial Drive and 36 St SE shopping

Contact us



Jay Peressini
Senior Sales Agent,
Real Estate Sales & Marketing
EMAIL
Jay.Peressini@calgary.ca
OFFICE 403.268.8051

Submit interest using the
Purchaser Application Form

City of Calgary Real Estate & Development Services

Administration Building
3rd Floor (#195) 323 7 Ave S.E.
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit
calgary.ca/realestate

The information provided herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.