



LOC2024-0155 / CPC2024-1063 **Policy and Land Use Amendment**

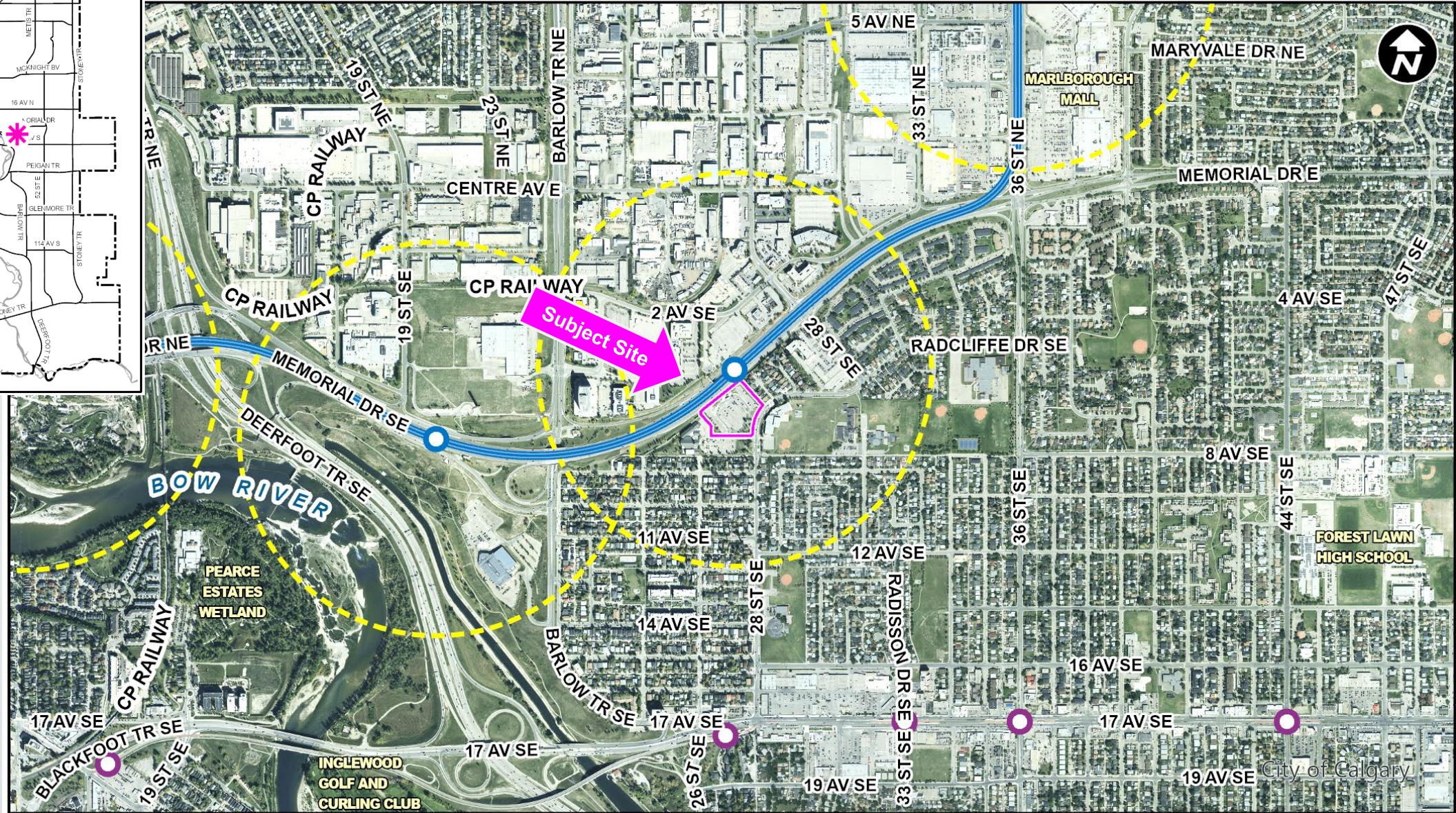
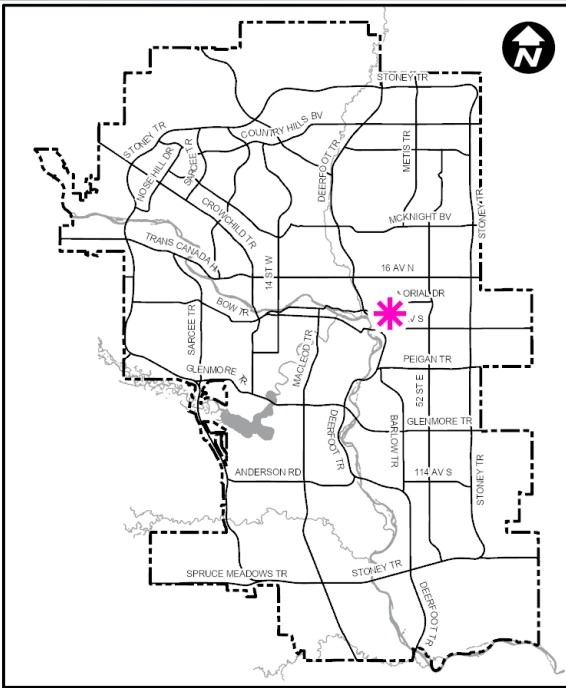
October 17, 2024

RECOMMENDATIONS:

1. That Calgary Planning Commission 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 \pm (5.01 acres \pm) 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.



LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow - Bus Stop

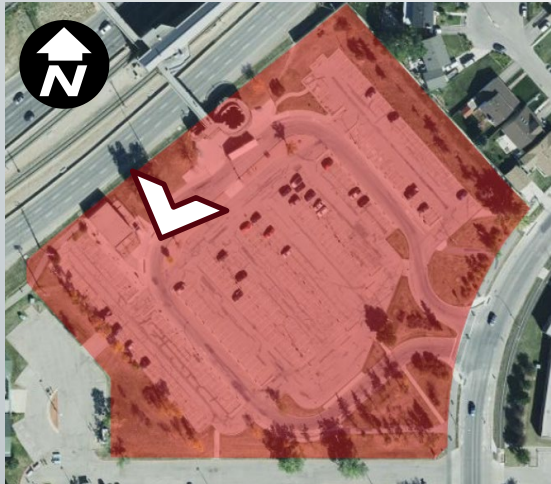
Parcel Size:

2.03 ha
175 m x 155m

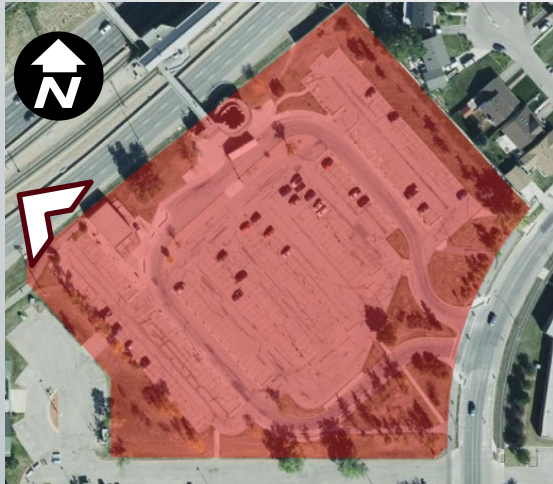
Site Photo Looking Southeast from Ramp to Franklin Station



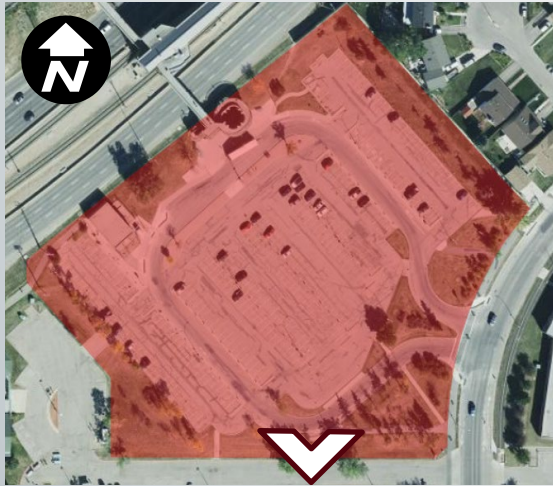
Site Photo Looking North at Ramp to Franklin Station

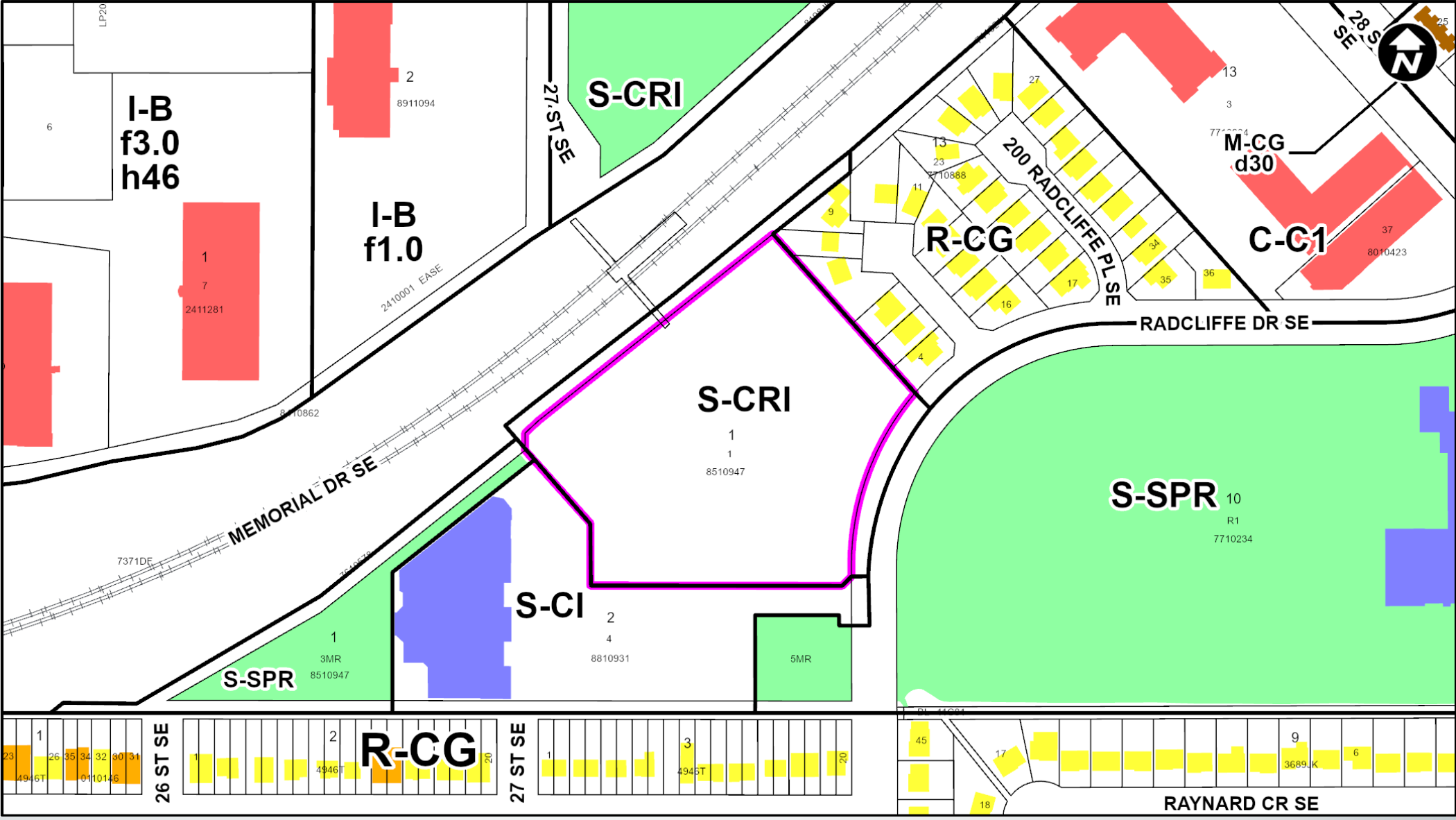


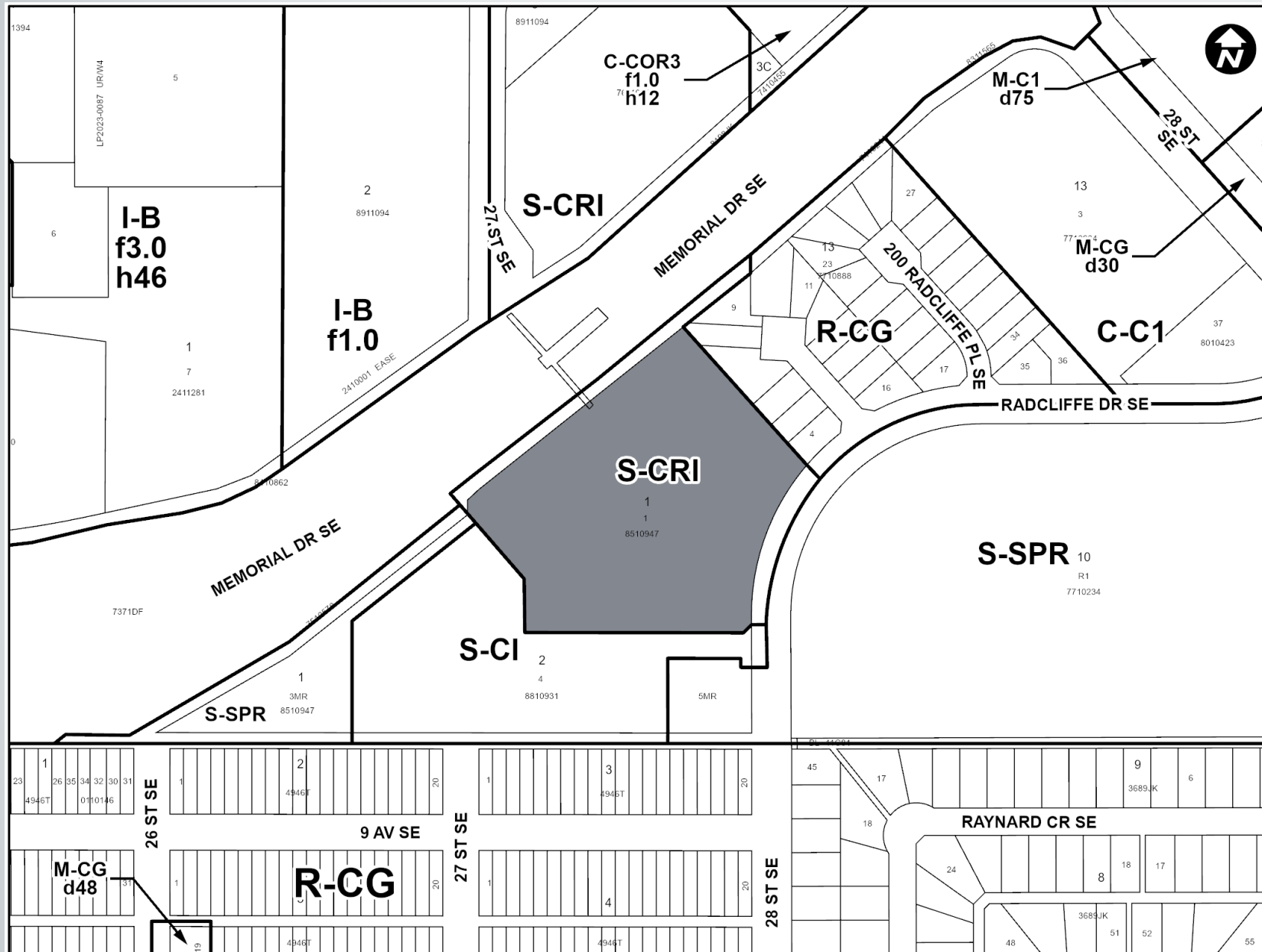
Site Photo Looking Southeast from West Corner of the Site



Site Photo Looking North from South Side of the Site

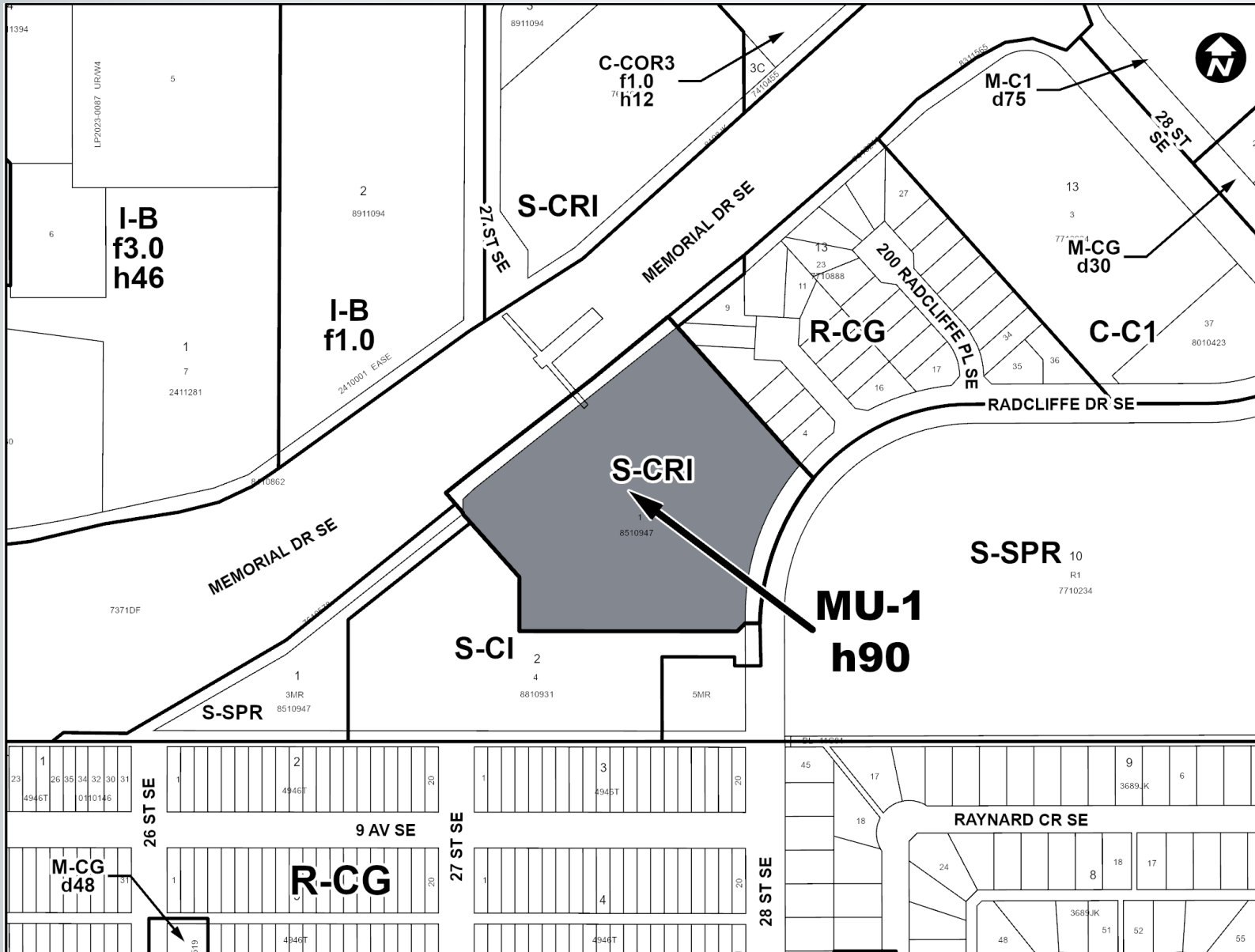






Existing Special Purpose – City and Regional Infrastructure (S-CRI) District:

- Government infrastructure
- This site contains:
 - Facilities and systems for public transportation (South bus loop, pedestrian ramp/overpass)
 - ENMAX substation
 - Utility Right of Way

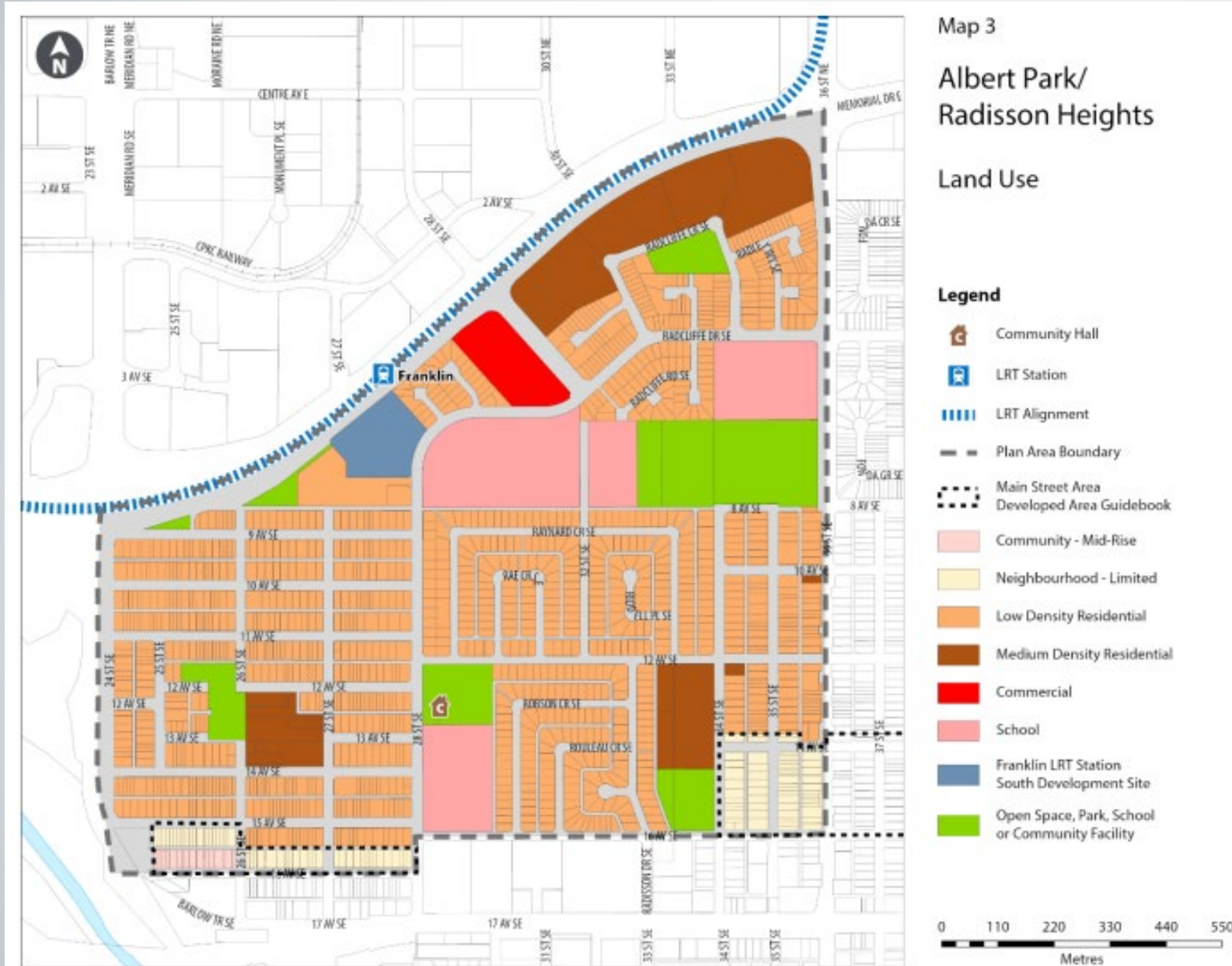


Proposed Mixed Use – General (MU-1h90) District:

- Mixed use designation
- Street oriented buildings with either residential or commercial on ground floor
- Height modifier – allows for a maximum building height of 90 metres (approximately 26 storeys)

Proposed Amendment:

- Replace Map 3 with revised Map 3: changes the 'Park 'n' Ride' under the Legend to 'Franklin LRT Station South Development Site'
- In Part 2, Add Section '2.1.6 Franklin LRT Station South Development Site' with policy direction for a future development on the site (Attachment 2).



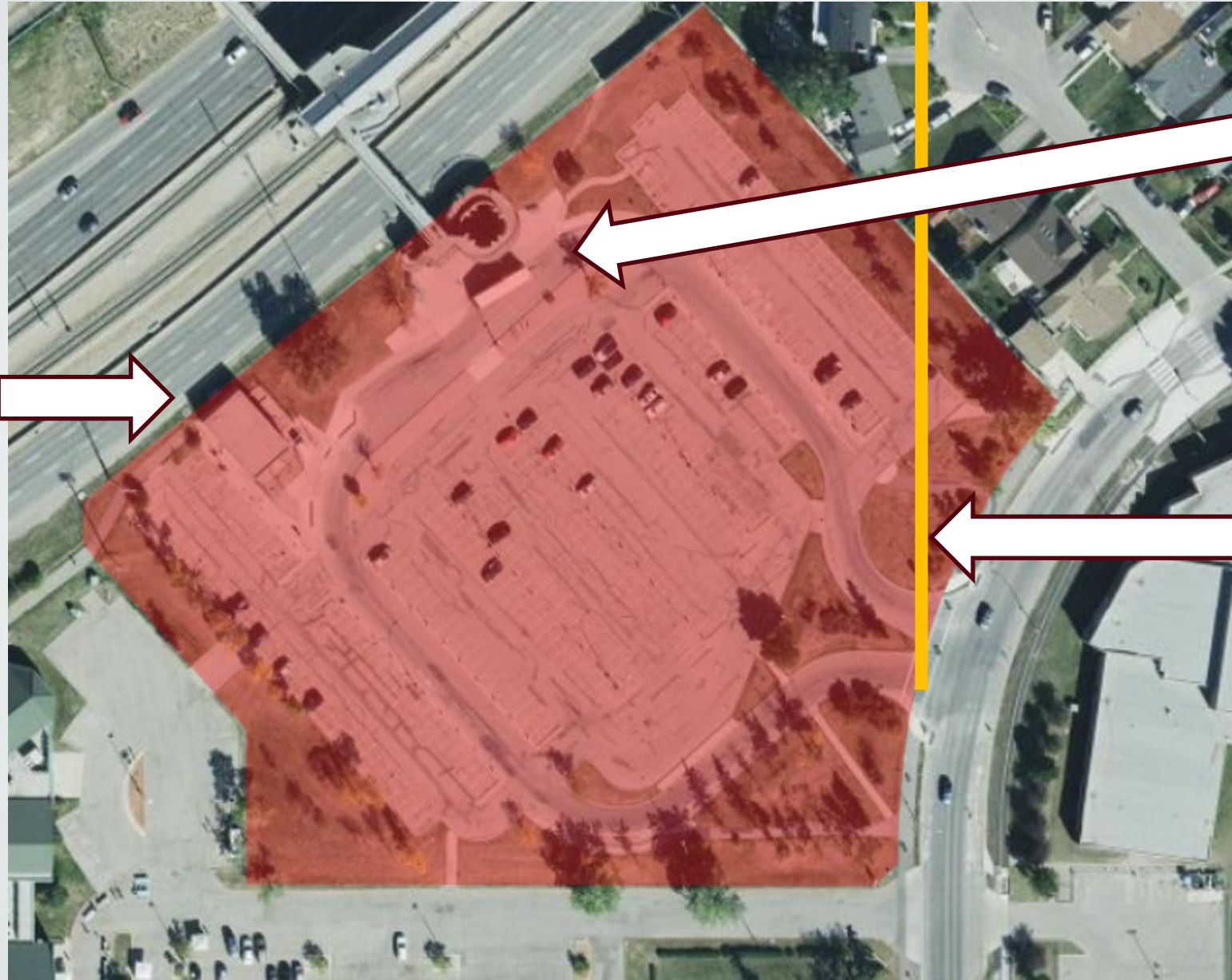
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Supplementary Slides



South bus loop,
pedestrian
ramp/overpass

ENMAX Substation

Approximate
Location of Utility
Right of Way

