

Applicant Submission

2022 August 24

This application, on behalf of the Property and New Church Development Council, recognizes an opportunity opened up by Calgary City Council's approval of the North Hill Communities Local Area Plan in September of 2021. The site at 956 Radnor Ave. NE was identified in the Plan as having the potential to accommodate a six-storey building of multi-residential use.

We have been in discussions with the Planning Department since the summer of 2020 in an effort to come to agreement on a Land Use Designation appropriate to the development potential. Given that the Plan was only in Draft form at that time M-C2 Contextual Medium Profile with variances was considered the best option. This designation was pursued and developed to determine suitability to achieve the development objectives and presented at a Community Outreach engagement session in June of 2021 (See the Outreach Summary form included with this application). Subsequent to this and with the past approval of the Plan, it was noted that the M-C2 designation would require too many variances and that an M-H1 designation may be better suited, requiring no variances and offering the opportunity to fix the height and F.A.R. with specifiers as a measure of control for the community. Analysis of this approach determined that the Owner's objectives can be met with a smaller building footprint thus addressing a community concern expressed in the Outreach.

The Outreach exercise also identified a housing-type not well-represented in the Renfrew community - apartment-style rentals - in alignment with the Municipal Development Plan (MDP). While there is a considerable proportion of rental housing there is little-to-no apartment-style which offers another level of affordability, for which there is definite demand. While the site may appear to be somewhat of an island within a sea of low-rise residential typology, the location close to various schools and recreation amenities suggests that there is considerable logic in its identification for higher density development. It also benefits from proximity to the Max Orange Line BRT offering easy access to SAIT and the University of Calgary among other significant City amenities.

One possible expression of the development potential under M-H1 has been included in the drawing package submitted with this application.