



Public Hearing of Council

Agenda Item: 7.2.24



LOC2022-0160 / CPC2023-0968 Land Use Amendment

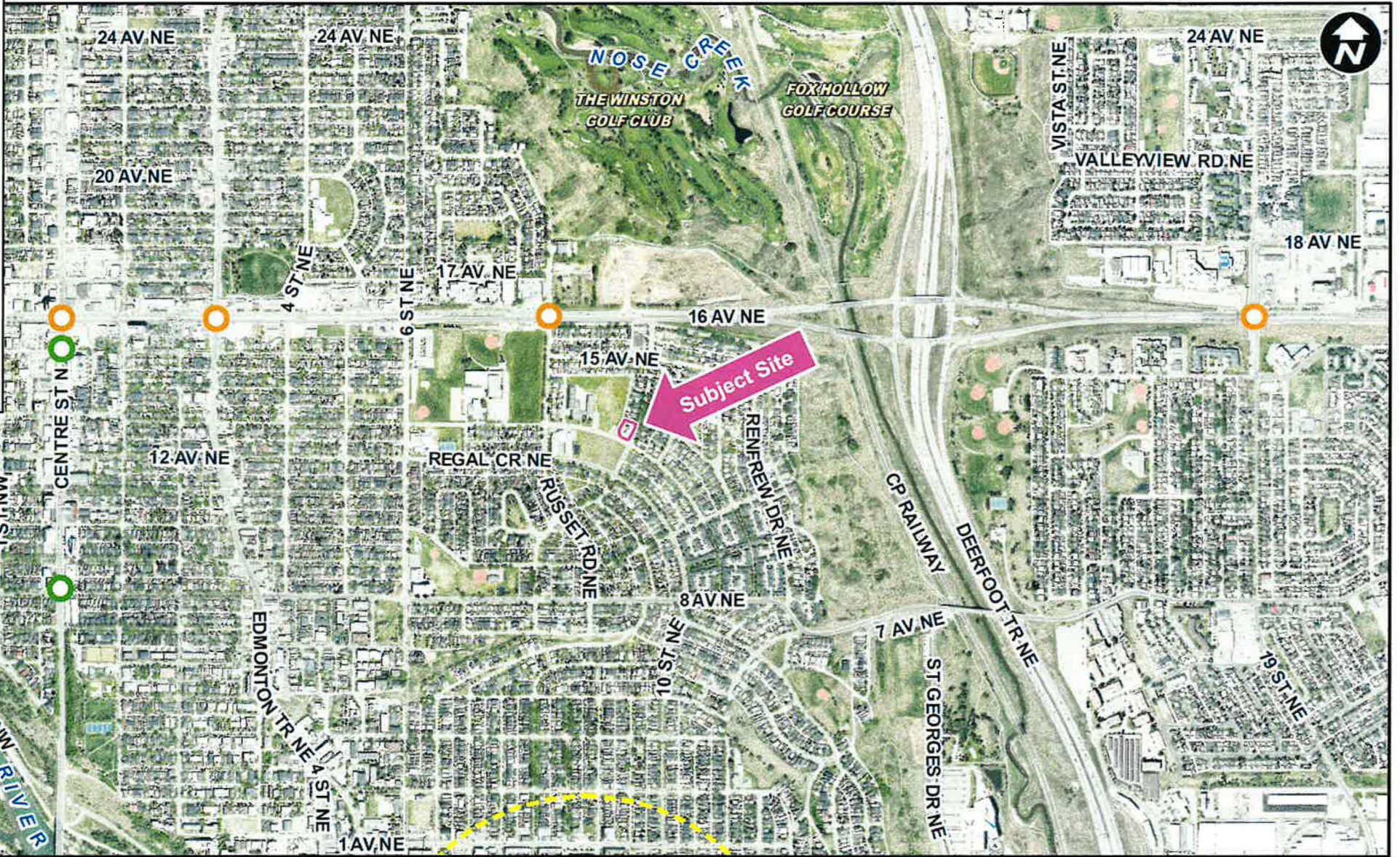
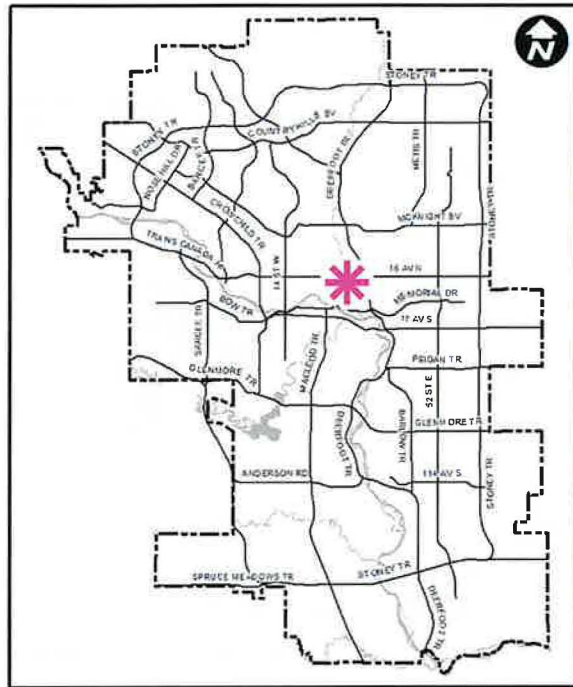
November 14, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 14 2023
ITEM: 7.2.24 - CPC2023-0968
Distrib - Presentation
CITY CLERK'S DEPARTMENT













Calgary Planning Commission's Recommendation:

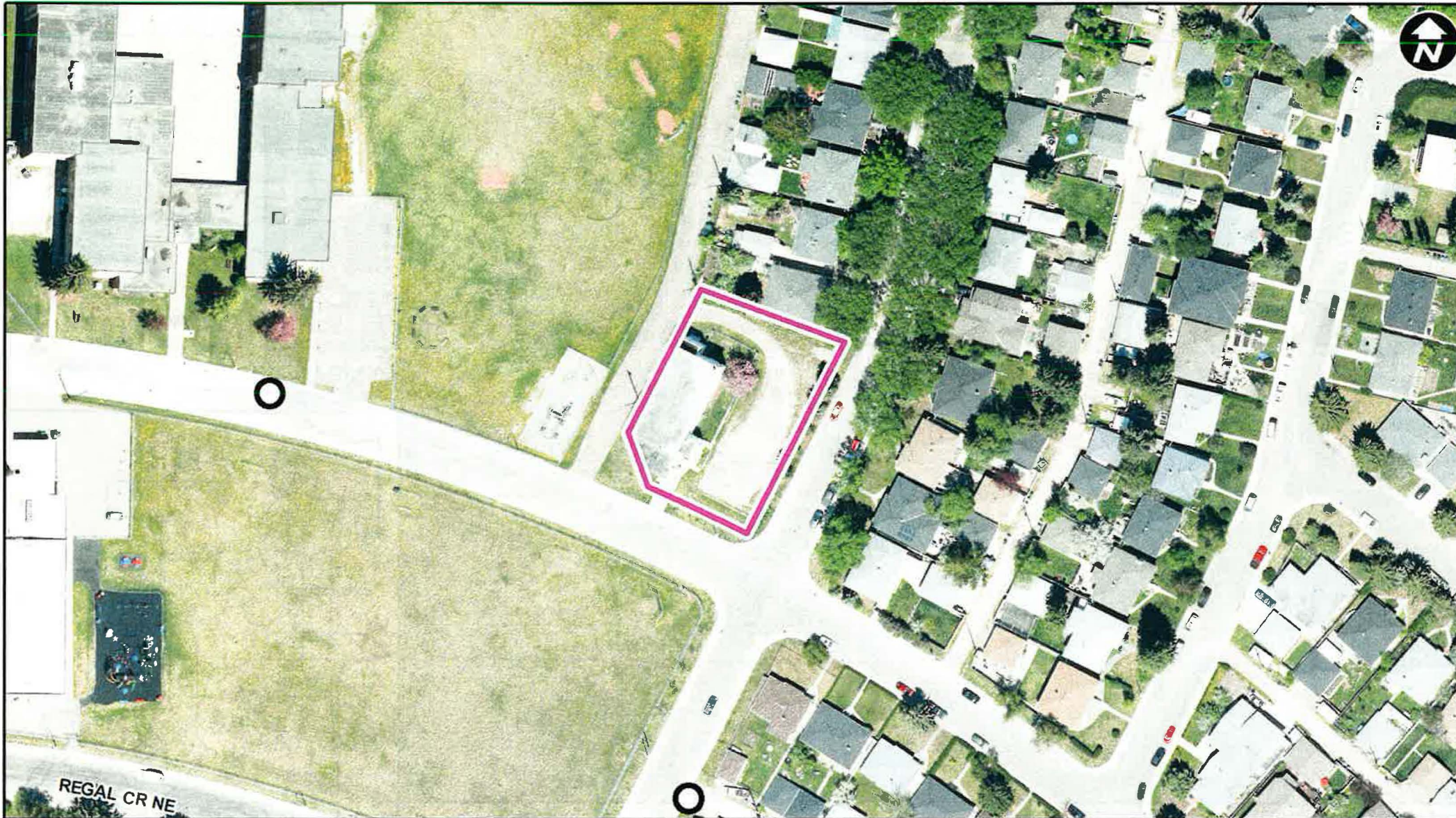
That Council:

Give three readings to **Proposed Bylaw 215D2023** for the redesignation of 0.18 hectares \pm (0.45 acres \pm) located at 956 Radnor Avenue NE (Plan 4221GL, Block 24, Lots 1 to 3) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – High Density Low Rise (M-H1f3.0h10) District, Multi-Residential – High Density Low Rise (M-H1f3.0h14) District and Multi-Residential – High Density Low Rise (M-H1f3.0h21) District.



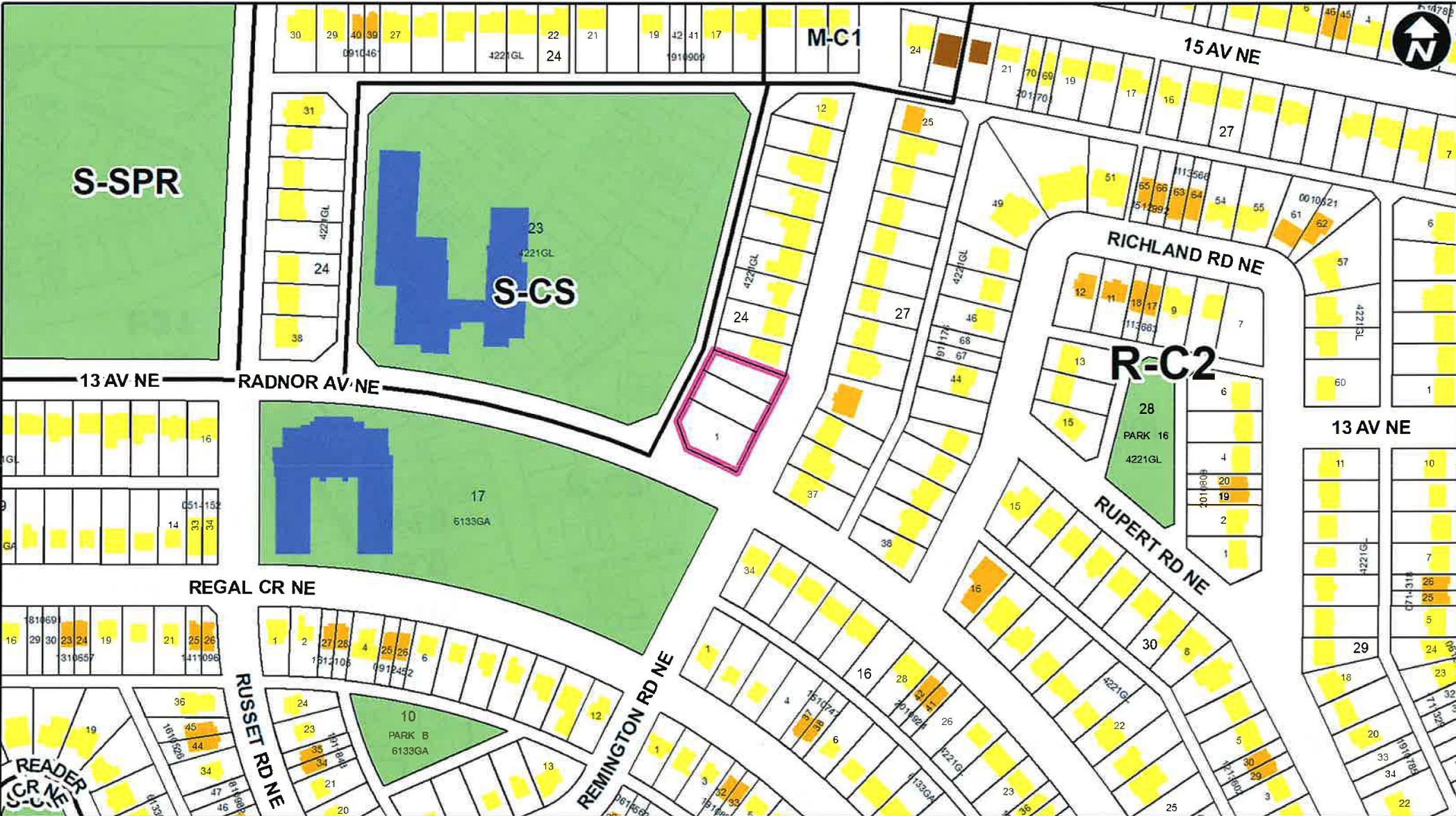
LEGEND

-  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



Parcel Size:
0.18 ha
51 m x 36 m

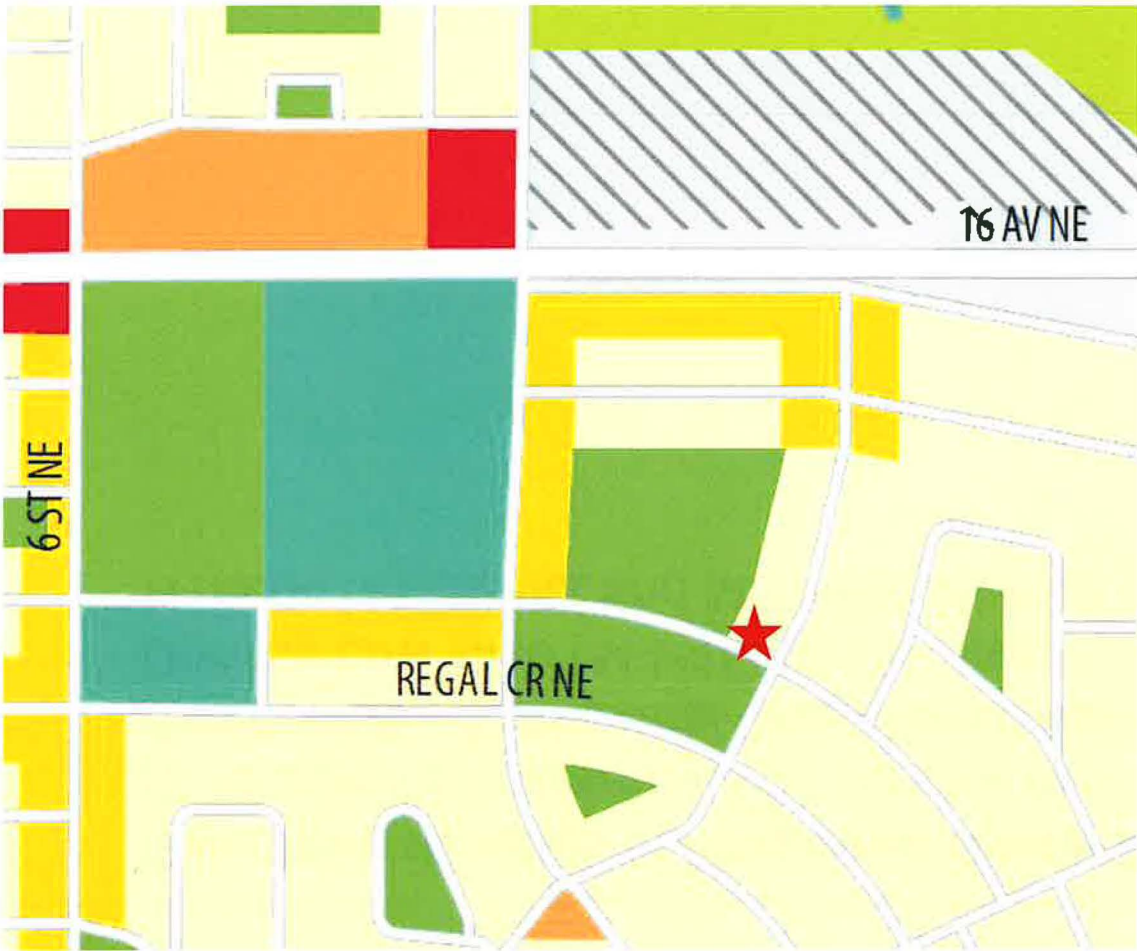
- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





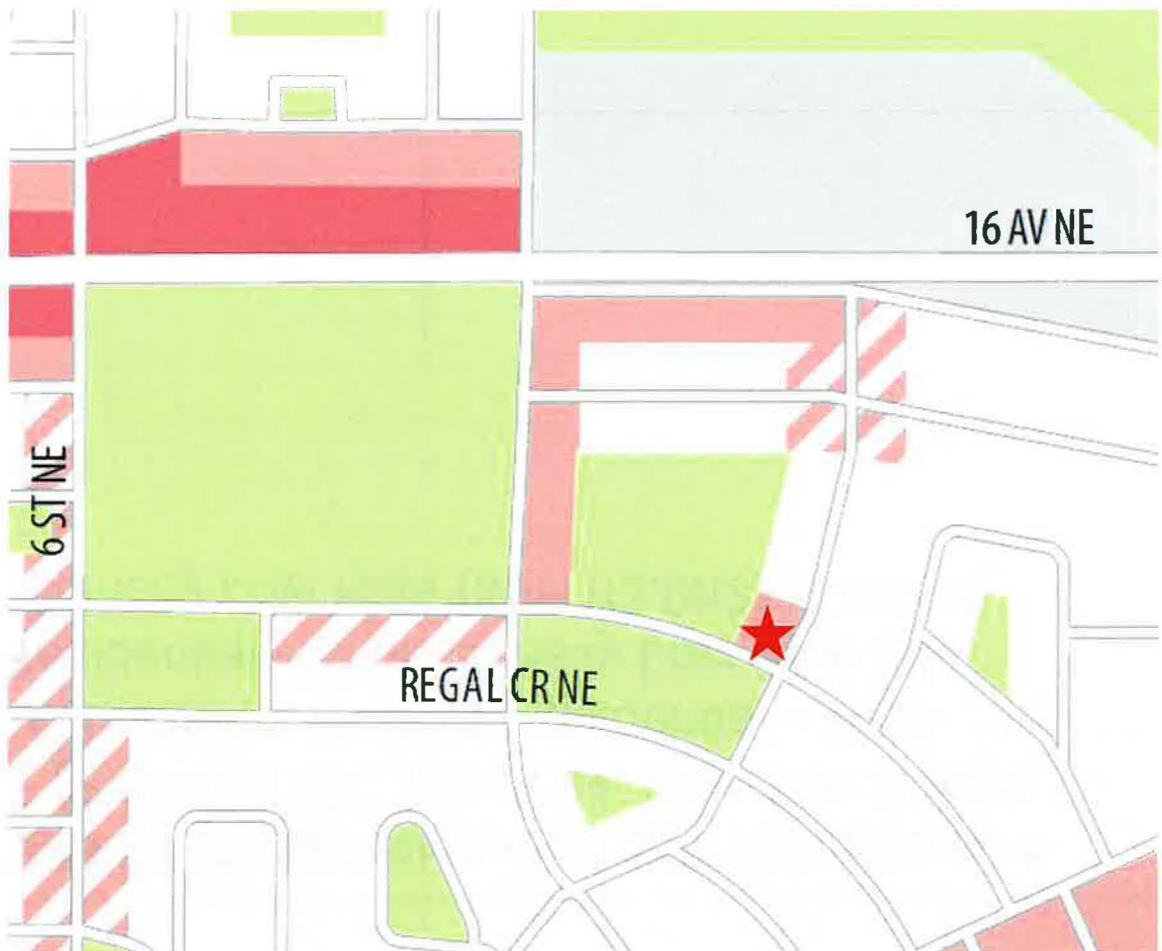
Proposed Multi-Residential – High Density Low Rise (M-H1) District:

- Allows multi-residential development in a variety of building forms
- Maximum floor area ratio (FAR) of 3.0
- Varying height modifiers proposed (maximum of 10, 14 and 21 metres)



Urban Form Category

- Neighbourhood Connector
- Neighbourhood Local



Building Scale

- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)

Calgary Planning Commission's Recommendation:

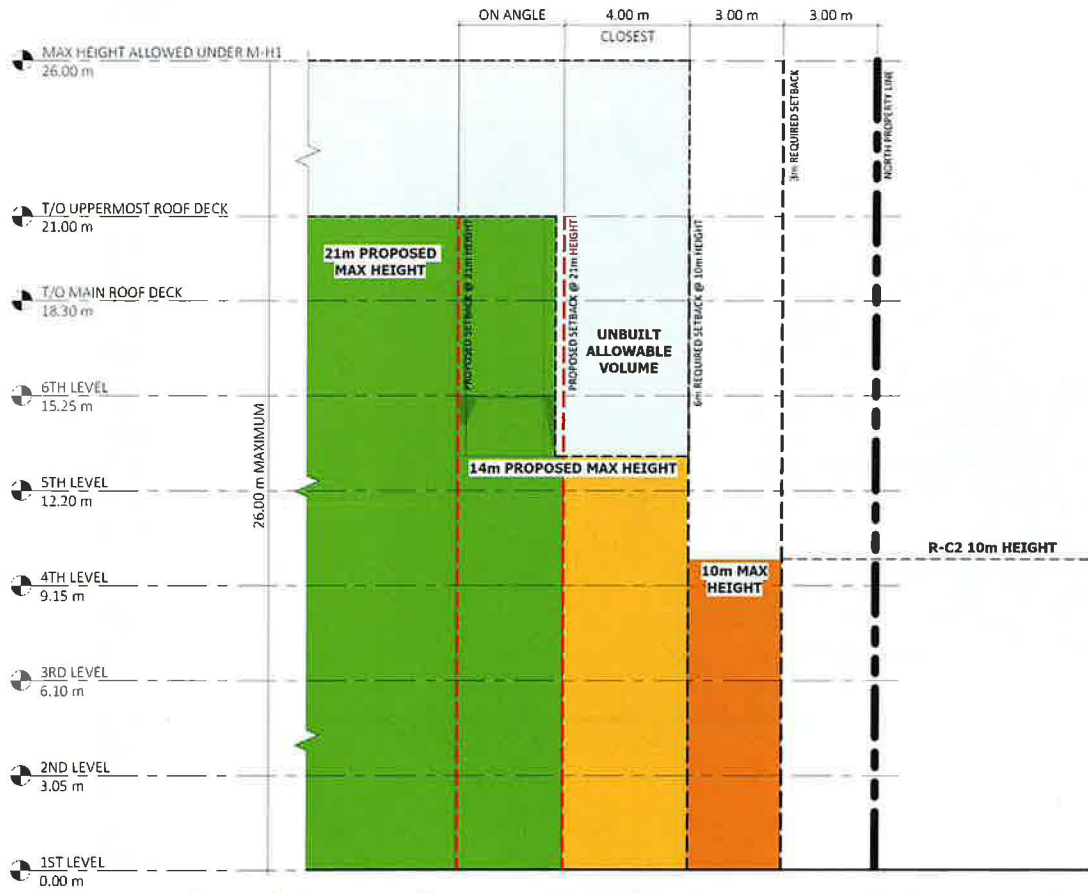
That Council:

Give three readings to **Proposed Bylaw 215D2023** for the redesignation of 0.18 hectares \pm (0.45 acres \pm) located at 956 Radnor Avenue NE (Plan 4221GL, Block 24, Lots 1 to 3) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – High Density Low Rise (M-H1f3.0h10) District, Multi-Residential – High Density Low Rise (M-H1f3.0h14) District and Multi-Residential – High Density Low Rise (M-H1f3.0h21) District.



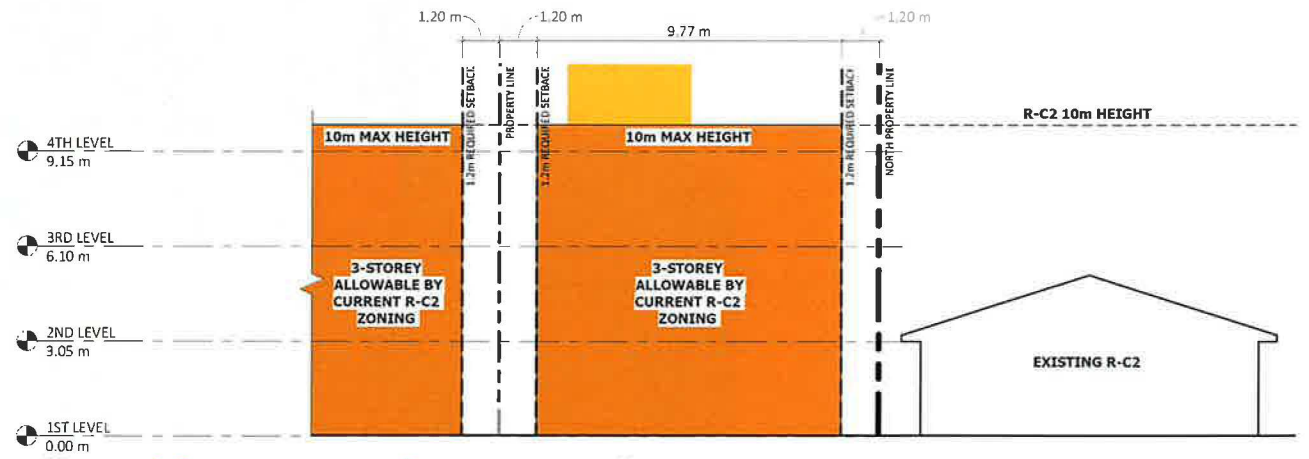
Supplementary Slides





proposed m-h1 section at north

1 100



allowable r-c2 section at north

1 100

