

Calgary



## Tell Us What You Think

Submit comments to The City by **September 30, 2022** at [calgary.ca/developmentmap](http://calgary.ca/developmentmap) and refer to LOC2022-0160. Comments received after this date may be considered depending on the application review period.

# PROPOSED LAND USE CHANGE



A change is proposed at 956 RADNOR AV NE to allow for:

- a multi-residential building (e.g. apartment building);
- a maximum building height of 21 metres (an increase from the current maximum of 10 metres);
- a maximum building floor area of 5,370 square metres, based on a building floor to parcel area ratio (FAR) of 3.0;
- This application is being reviewed against applicable policies of the North Hill Communities Local Area Plan and the Municipal Development Plan.

[calgary.ca/developmentmap](http://calgary.ca/developmentmap)

Reference Number: LOC2022-0160

Phone: 403-268-5311

Applicant Contact Information:

Name: Martin Veenhoven

Phone: (587) 391-4768

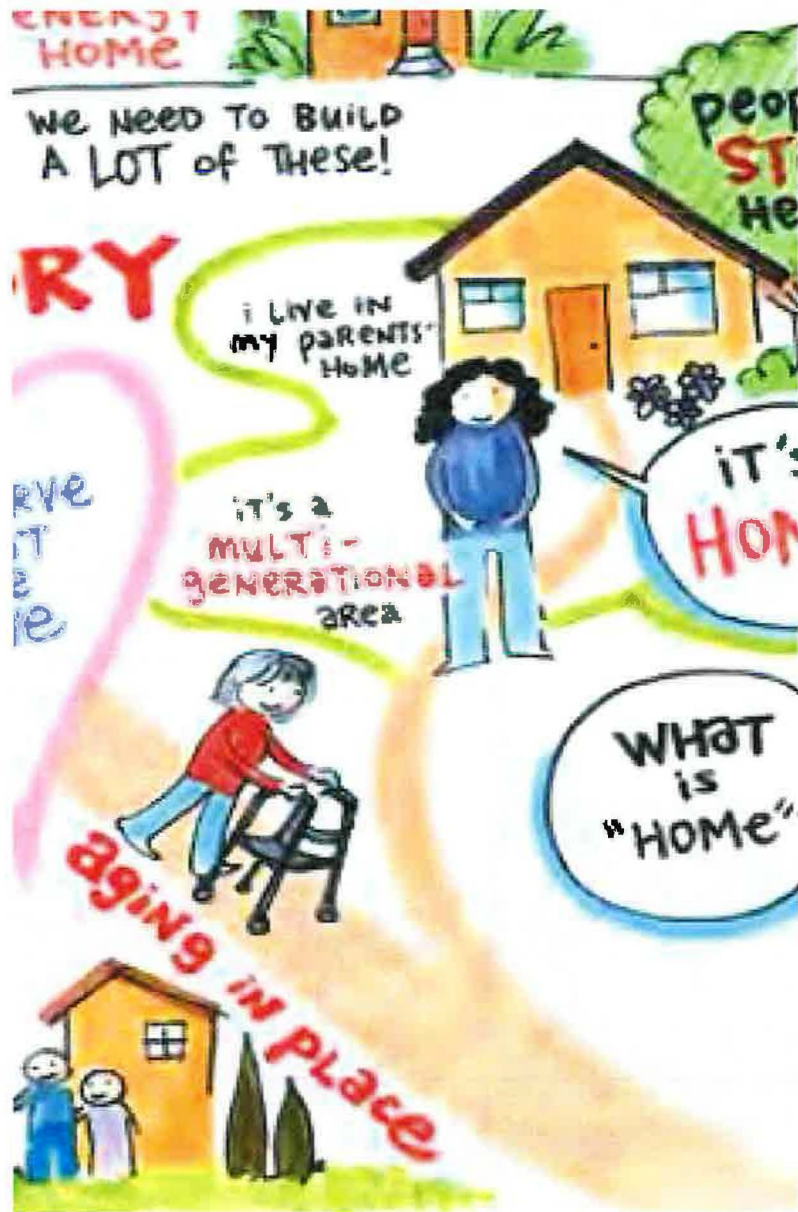


Image from North Hill Communities Local Area Plan

# Intro

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
NOV 14 2023  
ITEM: 7.2.24-CPC2023-0968  
Distrib - Presentation 3  
CITY CLERK'S DEPARTMENT

- Proposed M-H1 designation (M-H1 is a multi-residential designation that is primarily for 4 to 8 storey apartment buildings that may include commercial storefronts)
- North Hill Communities Local Area Plan (North Hill Plan): approved September 14, 2021
- Municipal Development Plan (MDP)

# Excerpt from MDP

*“Prioritize and facilitate efficient growth and redevelopment in the Developed Areas, especially in Activity Centres, Main Streets and residential areas connected by LRT service and the Primary Transit Network.”*



Image from North Hill Communities Local Area Plan











Photo: Edmonton Trail NE

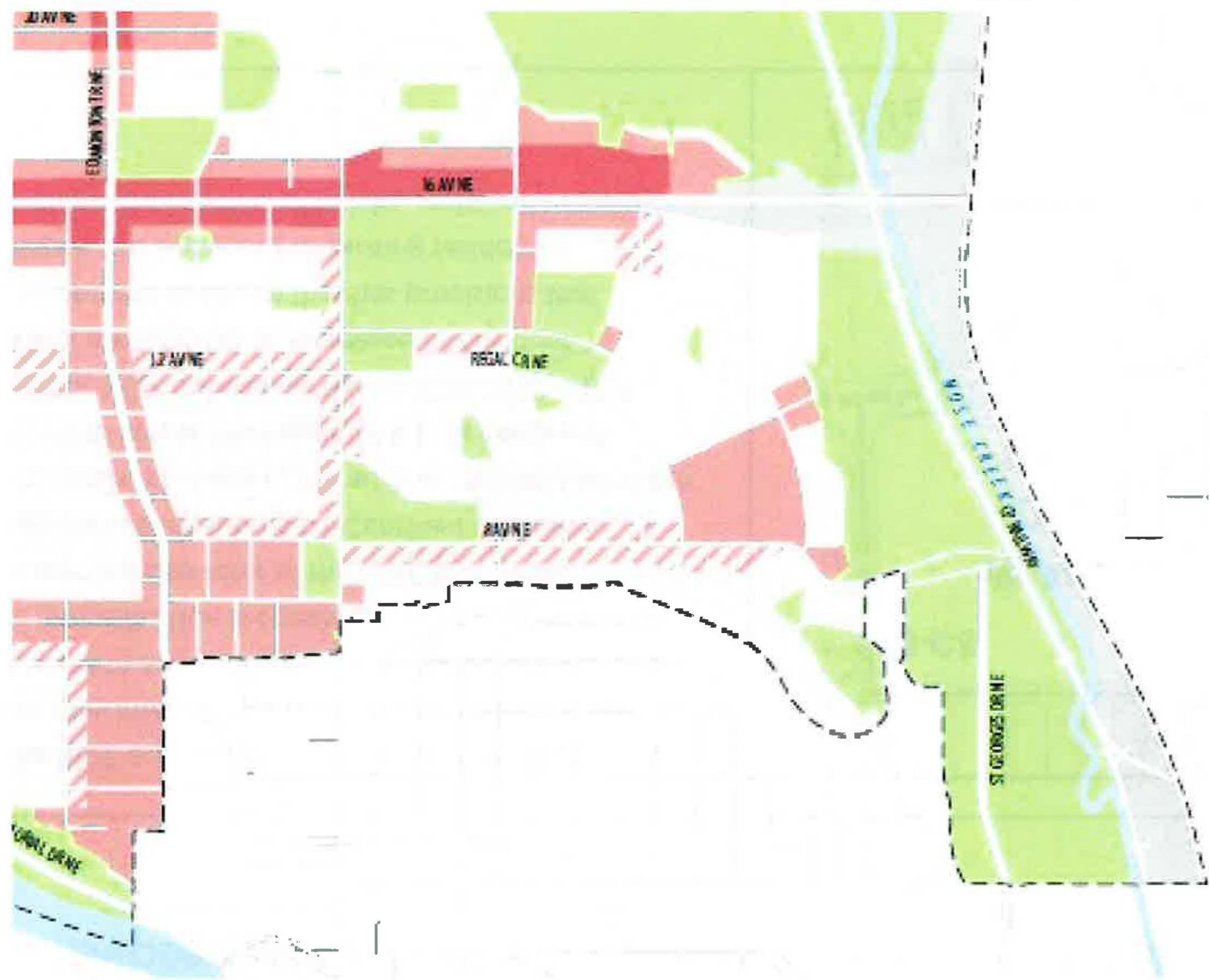
Image from North Hill Communities Local Area Plan

# Map 4: Building Scale

## Legend

-  No Scale Modifier
-  Limited (up to 3 Storeys)
-  Low-Modified (up to 4 Storeys)
-  Low (up to 6 Storeys)
-  Mid (up to 12 Storeys)
-  High (up to 26 Storeys)
-  Parks, Civic and Recreation
-  Plan Area Boundary

Approved: 18P2020  
 Amended: 67P2022



## Excerpt from Background and Planning Evaluation attached in the September 21, 2023 Calgary Planning Commission

“The MDP establishes that sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density, or if the intensification is consistent and compatible with the existing character of the neighbourhood. Transition zones should be identified through a subsequent planning study, such as the local area plan discussed below. The proposal is in keeping with relevant MDP policies, as the M-H1f3.0h10/14/21 District provides for an increased intensity of development in a form that has provisions that mitigate the adjacency to existing residential development in terms of height, scale and massing.”





## Excerpt from North Hill Communities LAP

“Policies and guidelines in this plan are not to be interpreted as an approval for a use on a specific site.

No representation is made herein that any particular site is suitable for a particular purpose. Detailed site conditions or constraints must be assessed on a case-by-case basis as part of an outline plan, land use amendment, subdivision or development permit application.”







Detached single-story  
Houses

Duplex:  
Side By Side -  
Stacked

Fourplex  
Stacked

Courtyard  
Building

Cottage  
Court

Townhouse

Multiplex  
Medium

Triplex:  
Stacked

Live  
Work

Apartment

# Missing Middle Housing

