

Calgary



Tell Us What You Think

Submit comments to The City by **September 30, 2022** at 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

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: CPC2023 7.2.24-CPC2023-0968
Pres Distrib-Presentation 10
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

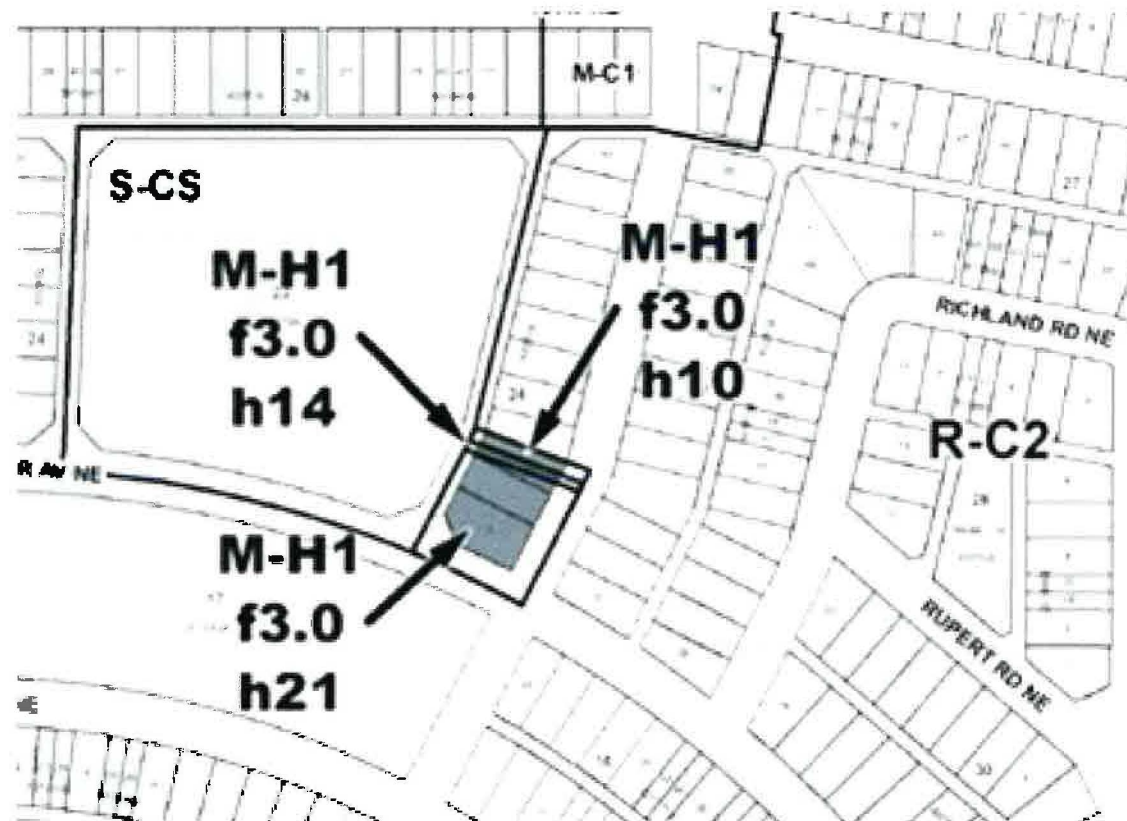
-  No Scale Modifier
-  Limited (up to 3 Storeys)
-  Low-Modified (up to 4 Storeys)
-  Low (up to 6 Storeys)
-  Med (up to 12 Storeys)
-  High (up to 26 Storeys)
-  Parks, Civic and Recreation
-  Plan Area Boundary

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-Family Homes

Duplex:
Side By Side +
Stacked

Fourplex
Stacked

Courtyard
Building

Cottage
Court

Townhouse

Multiplex
Medium

Triplex:
Stacked

Live
Work

High Rise

Missing Middle Housing

