

Rezoning of Radnor: Resident view

In **OPPOSITION** to: LOC2022-0160

Olena Zhukovska





Contextual Development: **2 times** densification



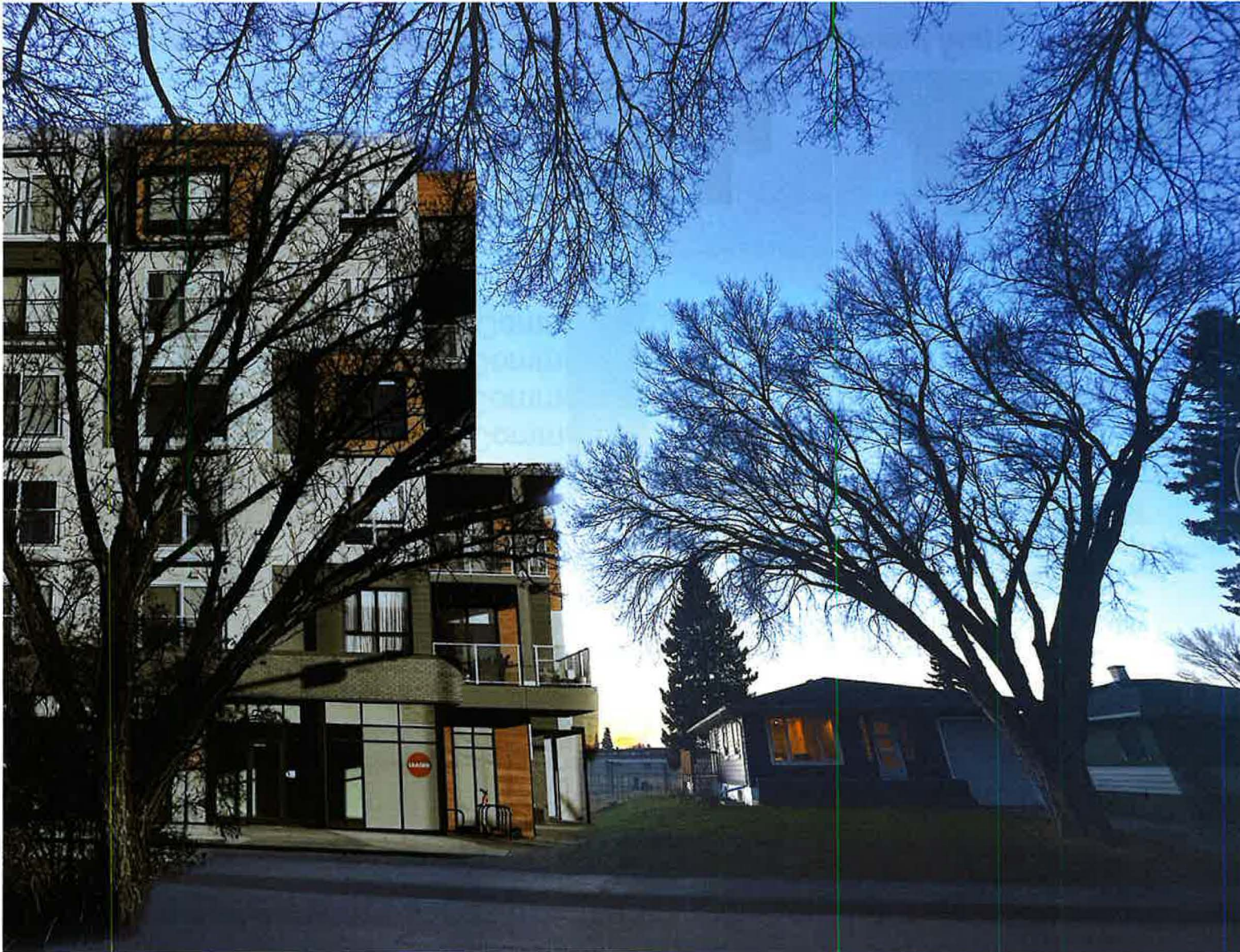
During the last 2 years around 50 new duplexes have been built in Renfrew, bringing net 25 new families to the community. These 25 represent consistent and adequate 5% density growth.

Source: Google Maps.

Judgement in application of scale modifiers: Low Scale 6-storey or **less**

CENTRO	CATALYST	MUNROE	<i>Renfrew</i>
Central Str	14 Str NE	16 AVE NE	<i>Radnor / Remington RD</i>
6-storey	5-storey	6-storey	6-storey
MAIN STREET	ACTIVITY CENTRE	MAIN STREET	INNER STREET
N: 3-storey residential S: 2-storey church E: 4-storey residential W: Community association	N: Commercial S: Commercial E: Commercial W: Community centre	N: Munro Park S: Commercial E: Commercial W: Commercial	N: 1-storey residential S: School E: 1-storey residential W: School
			

Source: Personal observation, the City of Calgary Development Map.



Middle is
completely
missing

Missing middle cannot
be replaced with one row
of balconies at the 4th
floor of a 6-storey
building adjacent to 1-
storey homes!

Source: Personal archive.



Synergy and contextual growth

Vote NO to
LOC2022-0160!

956 Radnor AVE NE
can accommodate
**12 medium density
townhomes!**

Source: Personal archive.