



# LOC2023-0209

# Land Use and Policy Amendment

March 21, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
MAR 21 2024  
ITEM: 7.2.7 - CPC2024-0323  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT



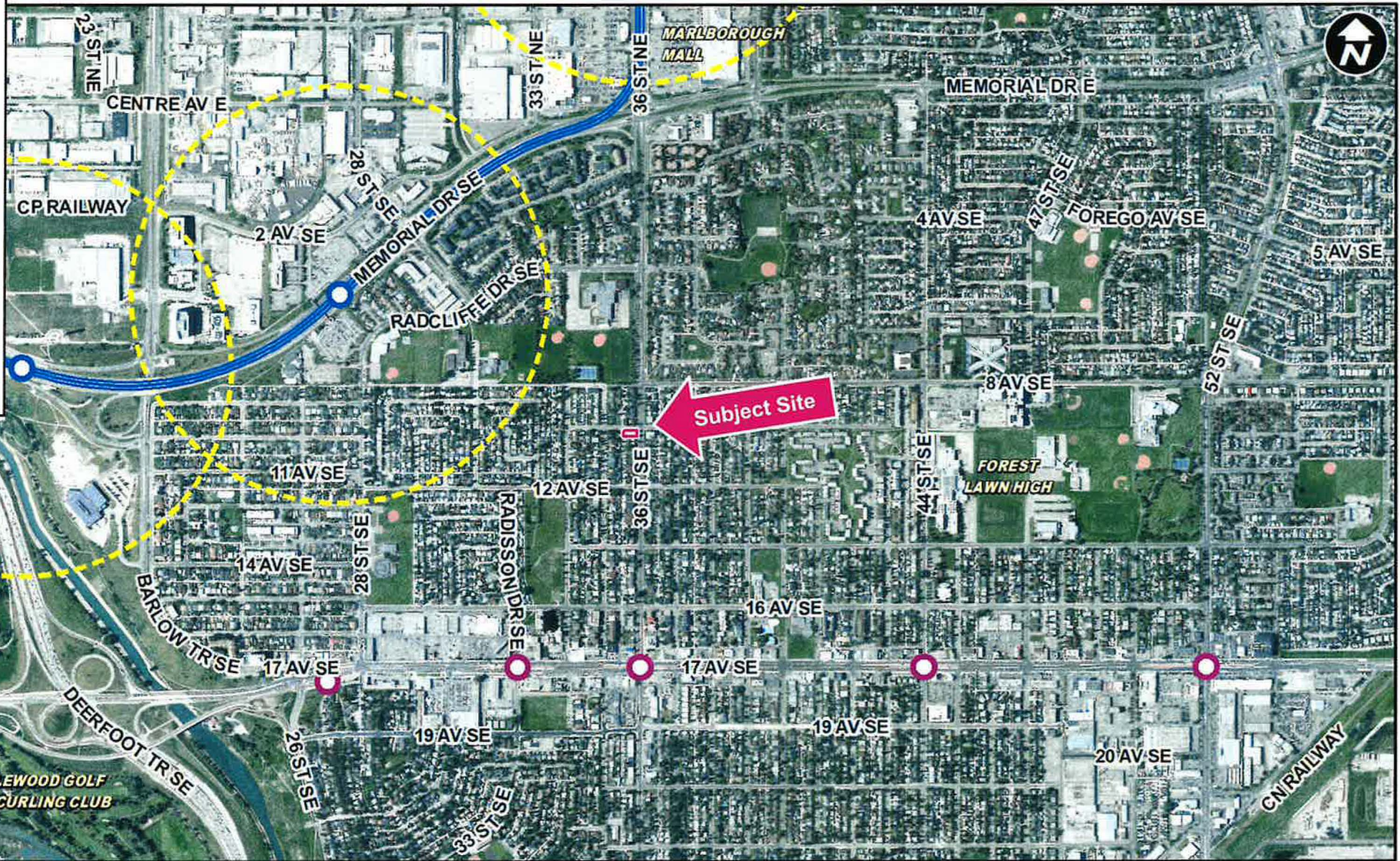
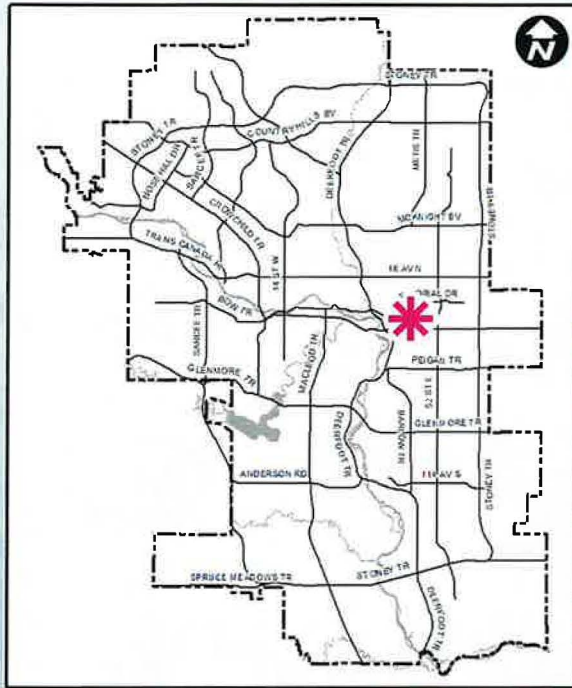
## RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Albert Park/Radisson Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1103 36 Street SE (Plan 5498T, Block 8, Lots 21 and 22) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi- Residential – Contextual Low Profile (M-C1) District.



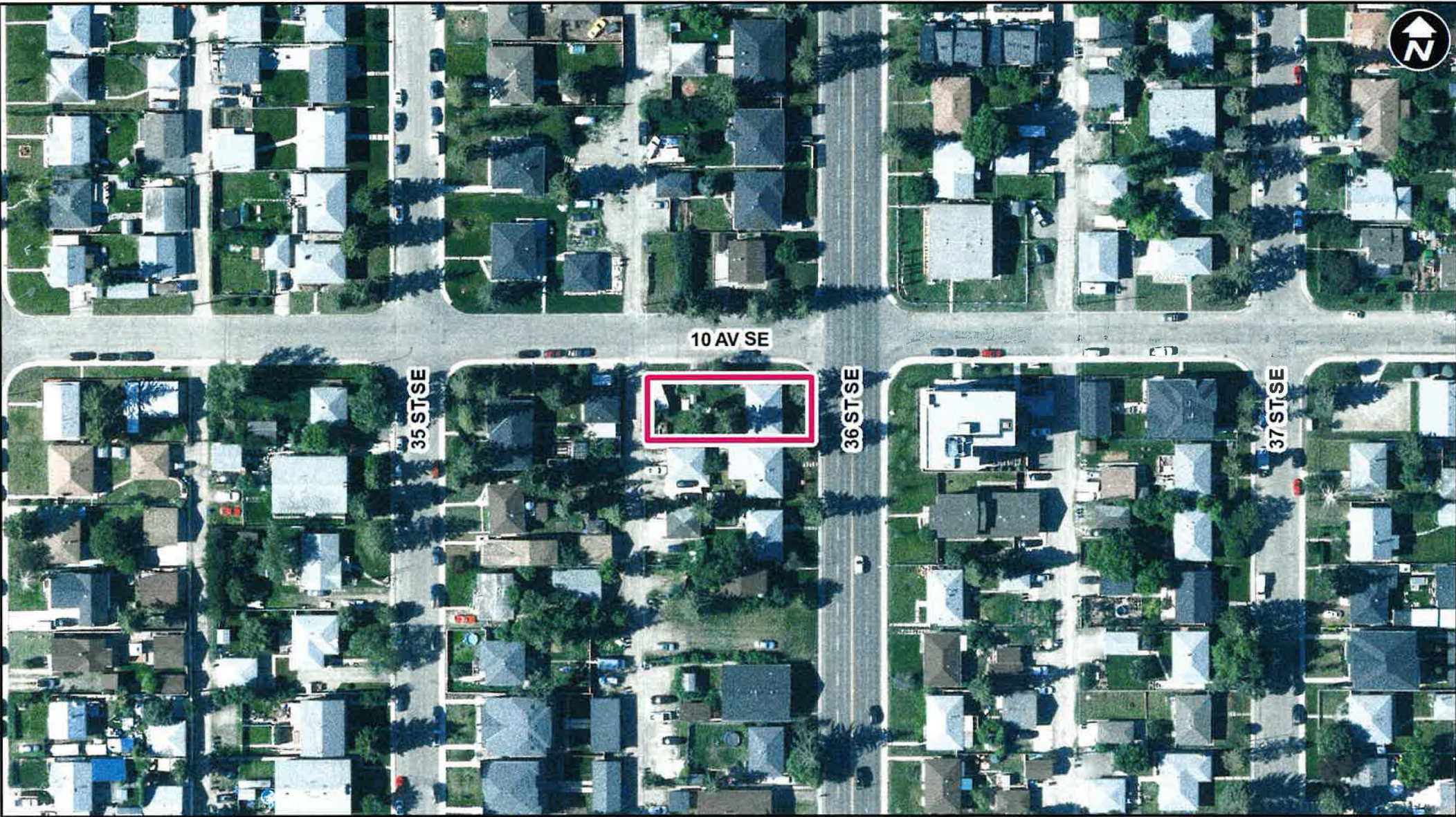




**LEGEND**

- 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:

0.06 ha  
15m x 39m





View from across the street





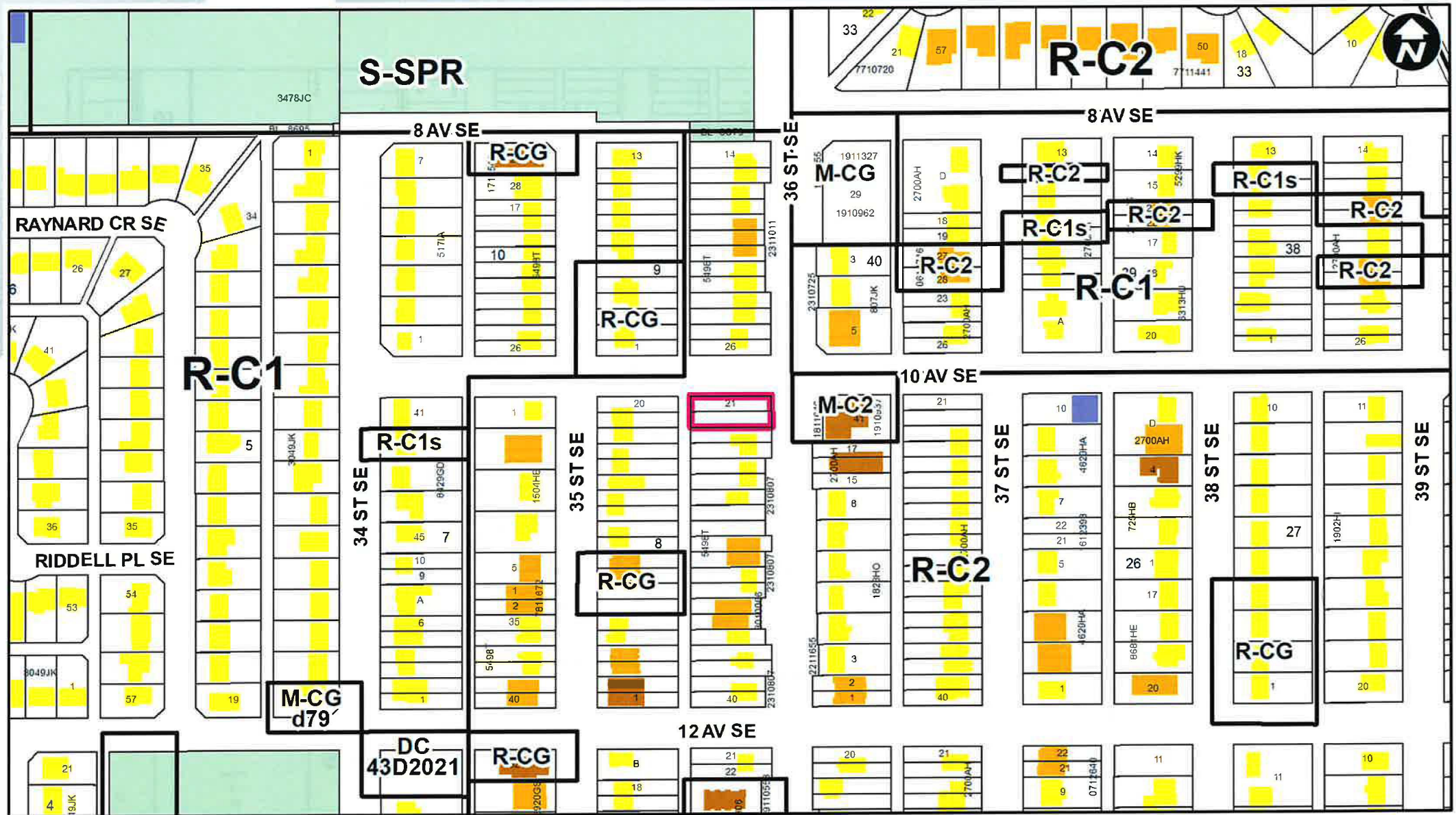
View from 10 Ave SE



# Surrounding Land Use

### LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary









## Proposed M-C1 District:

- Maximum building height of 14 meters (3-4 storeys)
- Maximum density of 148 units per hectare (8 units)





## Proposed Amendment

- Amend Map 3: Albert Park/Radisson Heights Land Use' by changing the subject parcel from 'Low Density Residential' to '**Medium Density Residential.**'



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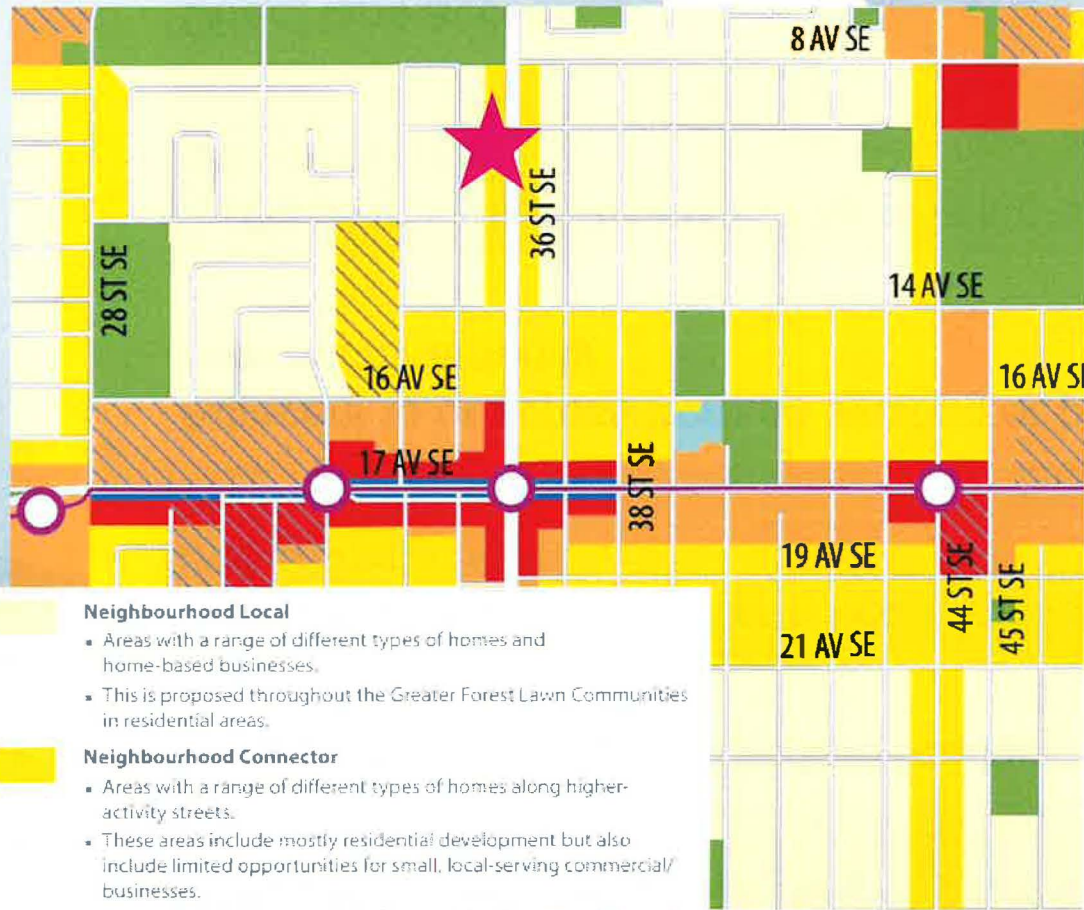
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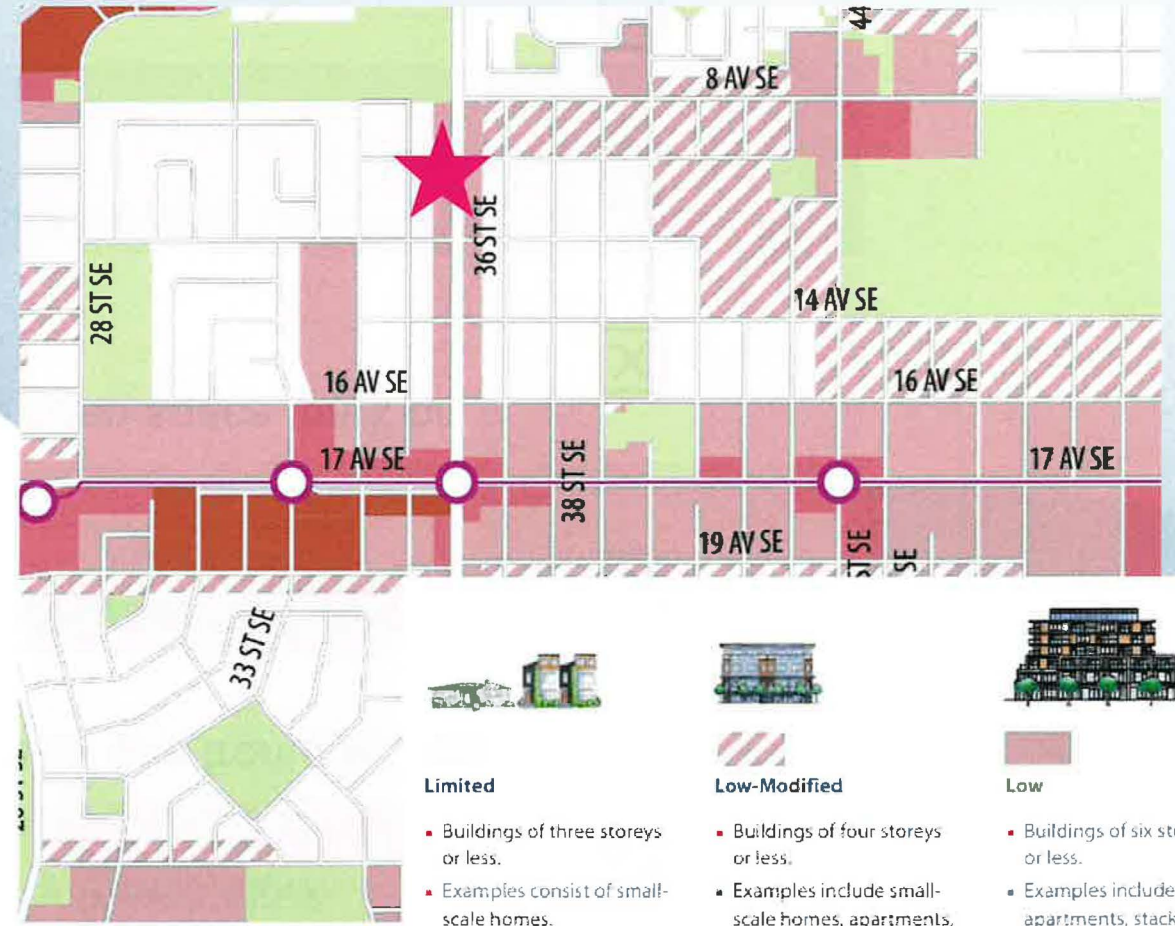


## Supplementary Slides





- Neighbourhood Local**
  - Areas with a range of different types of homes and home-based businesses.
  - This is proposed throughout the Greater Forest Lawn Communities in residential areas.
- Neighbourhood Connector**
  - Areas with a range of different types of homes along higher-activity streets.
  - These areas include mostly residential development but also include limited opportunities for small, local-serving commercial/businesses.
  - Proposed areas include much of the area between 19 & 21 Ave. S.E. (as seen on the draft map).
- Neighbourhood Flex**
  - Areas with a range of different types of homes as well as a range of commercial/businesses, and buildings that face the street.
  - Proposed areas include multiple sections of 17 Ave. S.E. (as seen on the draft map).
- Neighbourhood Commercial**
  - Areas with a range of commercial/businesses located on the ground floor of a building.
  - Proposed areas include multiple sections of 17 Ave. S.E. (as seen on the draft map).



- Limited**
- Buildings of three storeys or less.
  - Examples consist of small-scale homes.
  - Found throughout the Greater Forest Lawn Communities.



- Low-Modified**
- Buildings of four storeys or less.
  - Examples include small-scale homes, apartments, stacked townhouses or mixed-use buildings.
  - Proposed for areas such as 44 St. S.E. between 19 & 26 Ave. S.E., and the section between 45 & 51 St. S.E. and 14 & 16 Ave. S.E. (as seen on the draft map).



- Low**
- Buildings of six storeys or less.
  - Examples include apartments, stacked townhouses or mixed-use buildings.
  - Proposed areas include most of 17 Ave. S.E. and most of 36 St. S.E. between 8 & 26 Ave. S.E. (as seen on the draft map).



Location Criteria	Subject Site
On a corner parcel	✓
Within 400 metres of a transit stop	✓
Within 600 metres of an existing or planned primary transit stop	✓
On a collector or higher standard roadway on at least one frontage	✗
Adjacent to existing or planned non-residential development or multi-unit development	✓
Adjacent to or across from an existing or planned open space, park or community amenity	✗
Along or in close proximity to an existing or planned corridor or activity centre	✓
Direct lane access	✓



Multi – Residential District Parking Requirements		Total (8 units, 8 suites)
MVP Requirements	Sum for all dwelling units and suites at the rate of 0.625 stalls	10 parking stalls
BP Requirements	Sum for all units and suites where the rate is: - 1.0 class 1 per unit - 1.0 class 1 per suite	16 class 1 stalls
Reduction rate	MVP requirements reduced by 25%	7.5 parking stalls
Parking Maximum	1.5 per Dwelling unit	12 parking stalls



Regulations	M-CG	M-C1	M-C2
Density	111uph = 6 units	148uph = 8 units	M-C2F#d#
Height	12 metres	14 metres	16 metres
Setback	<ul style="list-style-type: none"> <li>➤ Contextual multi-res building OR 3.0 metres</li> <li>➤ Shared with lane or parcel = 1.2 metres</li> </ul>	<ul style="list-style-type: none"> <li>➤ Contextual multi-res building OR 3.0 metres</li> <li>➤ Shared with lane or parcel = 1.2 metres</li> </ul>	<ul style="list-style-type: none"> <li>➤ Contextual multi-res building OR 3.0 metres</li> <li>➤ Shared with lane or parcel = 1.2 metres</li> </ul>