



# Public Hearing of Council

## Agenda Item: 7.2.31



# LOC2023-0209 / CPC2024-0323

## Policy and Land Use Amendment

May 7, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**MAY 07 2024**  
ITEM: 7.2.31 CPC2024-0323  
*Distrib Presentation*  
CITY CLERK'S DEPARTMENT



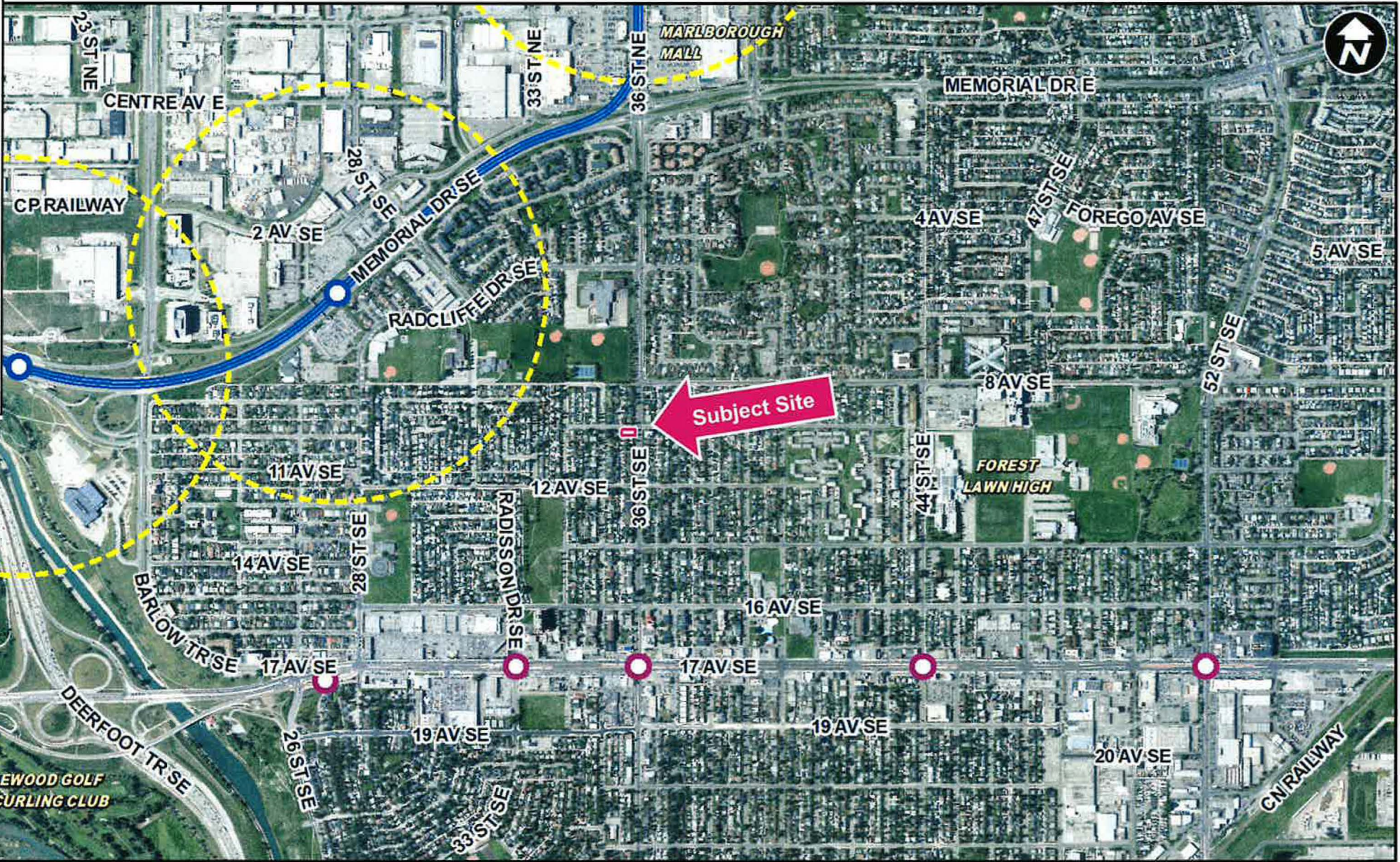
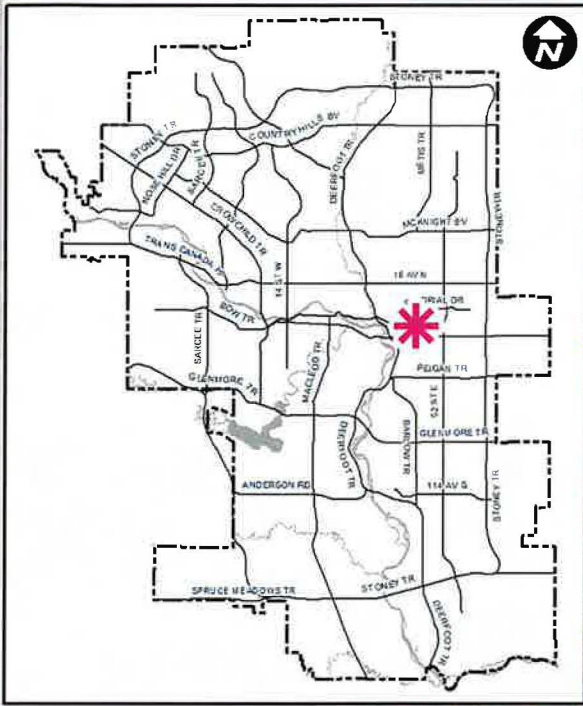
## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 30P2024** for the amendments to the Albert Park/Radisson Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 145D2024** 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.



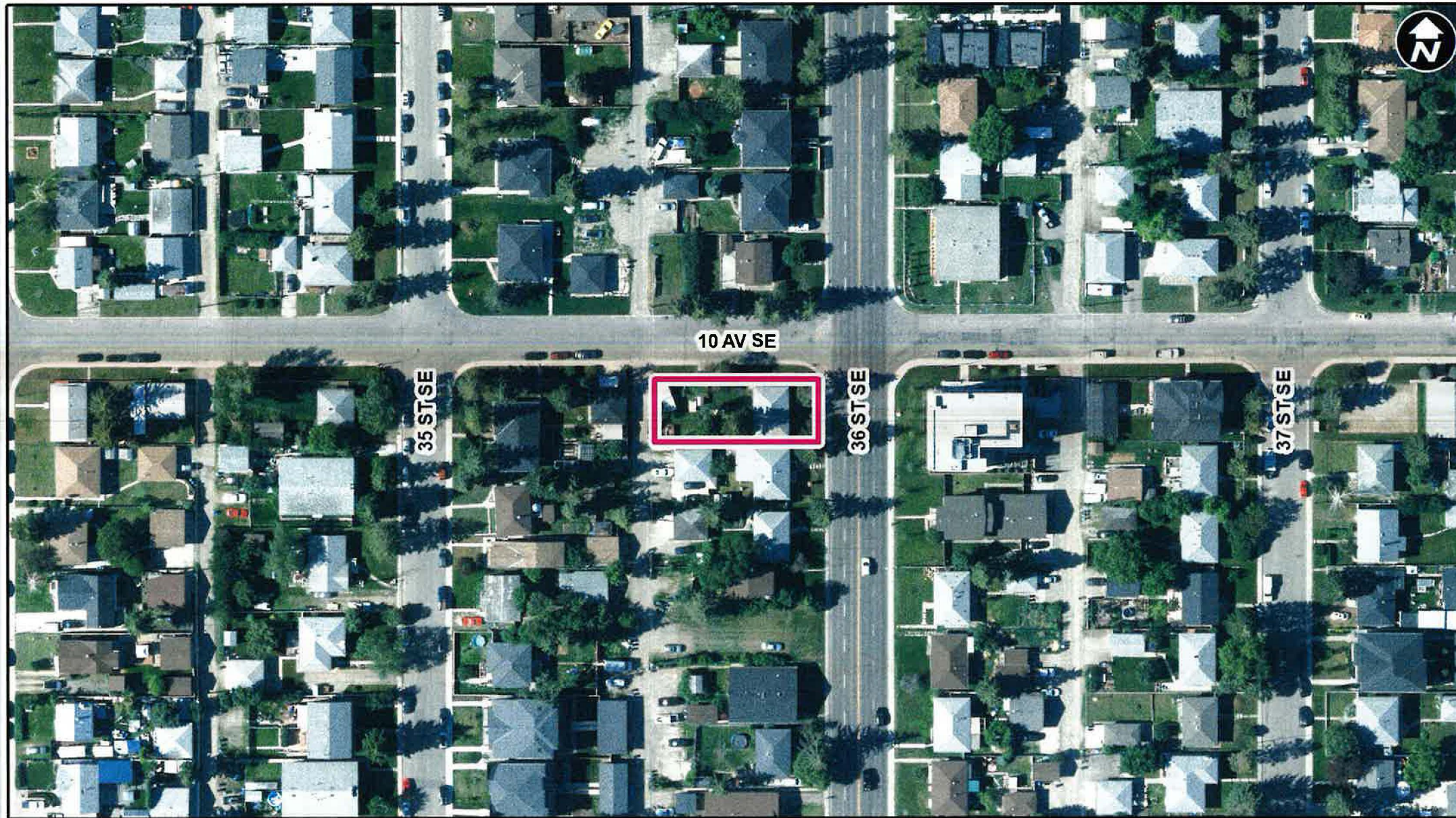




**LEGEND**

- 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



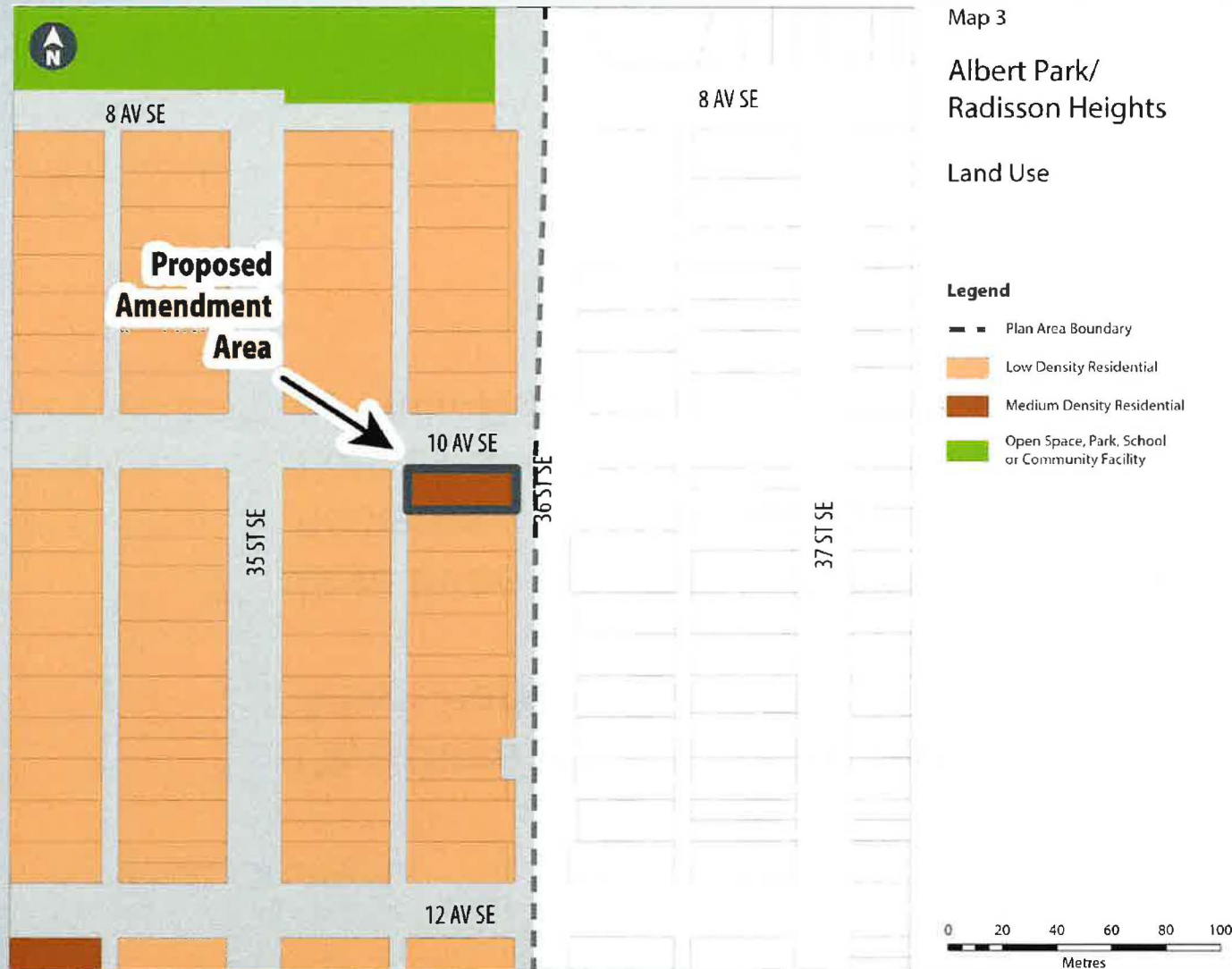






## Proposed Multi-Residential – Contextual Low Profile (M-C1) District:

- 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.**'



## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 30P2024** for the amendments to the Albert Park/Radisson Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 145D2024** 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.



## Supplementary Slides









View from across the street





View from 10 Ave SE



## Location Criteria for Multi Residential Infill 13

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



Multi – Residential District Parking Requirements		Total (8 units, 8 suites)
Motor Vehicle Parking Requirements	Sum for all dwelling units and suites at the rate of 0.625 stalls	10 parking stalls
Bicycle Parking 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
District Name	Multi-Residential – Contextual Grade-Oriented District	Multi-Residential – Contextual Low Profile District	Multi-Residential – Contextual Medium Profile District
Density	111 units per hectare = 6 units	148 units per hectare = 8 units	Maximum floor area ratio of 2.5; No maximum units per hectare
Height	12 metres	14 metres	16 metres
Setback	<ul style="list-style-type: none"> <li>➤ Contextual multi-residential 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-residential 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-residential building OR 3.0 metres</li> <li>➤ Shared with lane or parcel = 1.2 metres</li> </ul>