



Public Submission

CC 968 (R2023-10)

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name [required] Harpunit

Last name [required] Mann

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 6, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



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[required] - max 75 characters

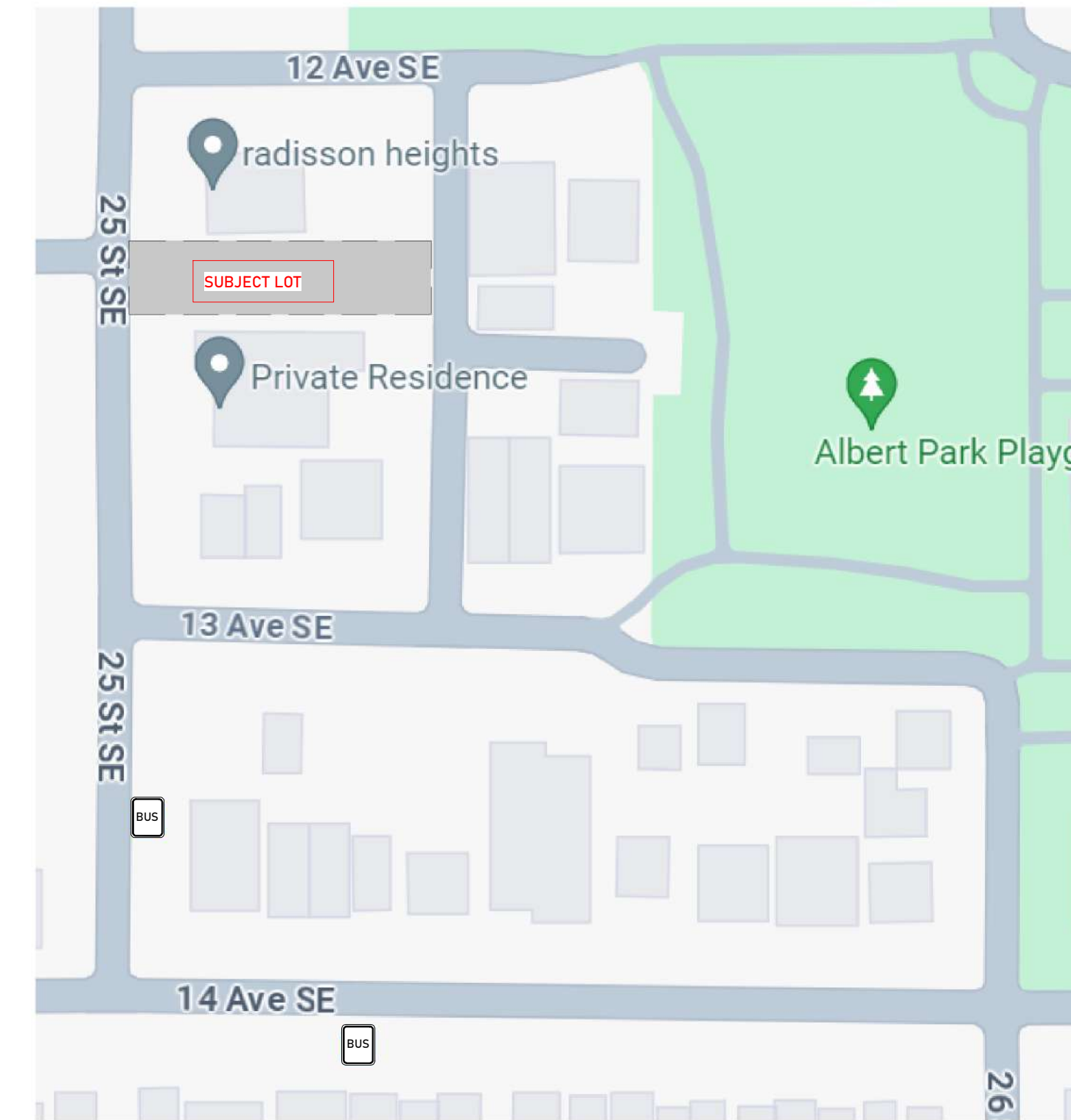
Public Hearing February 6th, Planning Matters CPC2023-1295

Are you in favour or opposition of the issue? [required]


In favour


Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Sphere Architecture is applicant for this file and requesting support from Council for approval and available in case there are any questions for the applicant.



Nearby Transit Stop

-  NB 25 St SE @ 14 Av SE at 1 min. Walking Distance
 Stop ID: 4479
 Route No. 155

-  EB 14 Av SE @ 25 St SE at 2 min. Walking Distance
 Stop ID: 4474
 Route No. 155



PRIVATE CLIENT
RADDISON HEIGHTS MULTIFAMILY

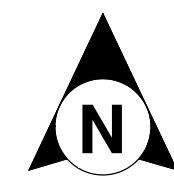
1306 25 ST SE, CALGARY, AB
 LOT 3
 BLOCK -
 PLAN 7016GB

ISSUED FOR DEVELOPMENT PERMIT
 2024 - 01 - 26

RADDISON HEIGHTS MULTIFAMILY

1306 25 ST SE, CALGARY, AB
 ISSUED FOR DEVELOPMENT PERMIT

DP000



professional seal

**PRELIMINARY
NOT FOR CONSTRUCTION**

key plan

project information

client

project title

**RADDISON HEIGHTS
MULTIFAMILY**

municipal address

1306 25 ST SE, CALGARY, AB

legal description

LOT: 3
BLOCK: -
PLAN: 7016GB

phase

DEVELOPMENT PERMIT

issue / revision

no.	date	description
1	2024-01-26	ISSUED FOR DEVELOPMENT PERMIT

project number

23-355 scale As indicated

drawn by

MK approved by SA

checked by

CO

sheet title

sheet number

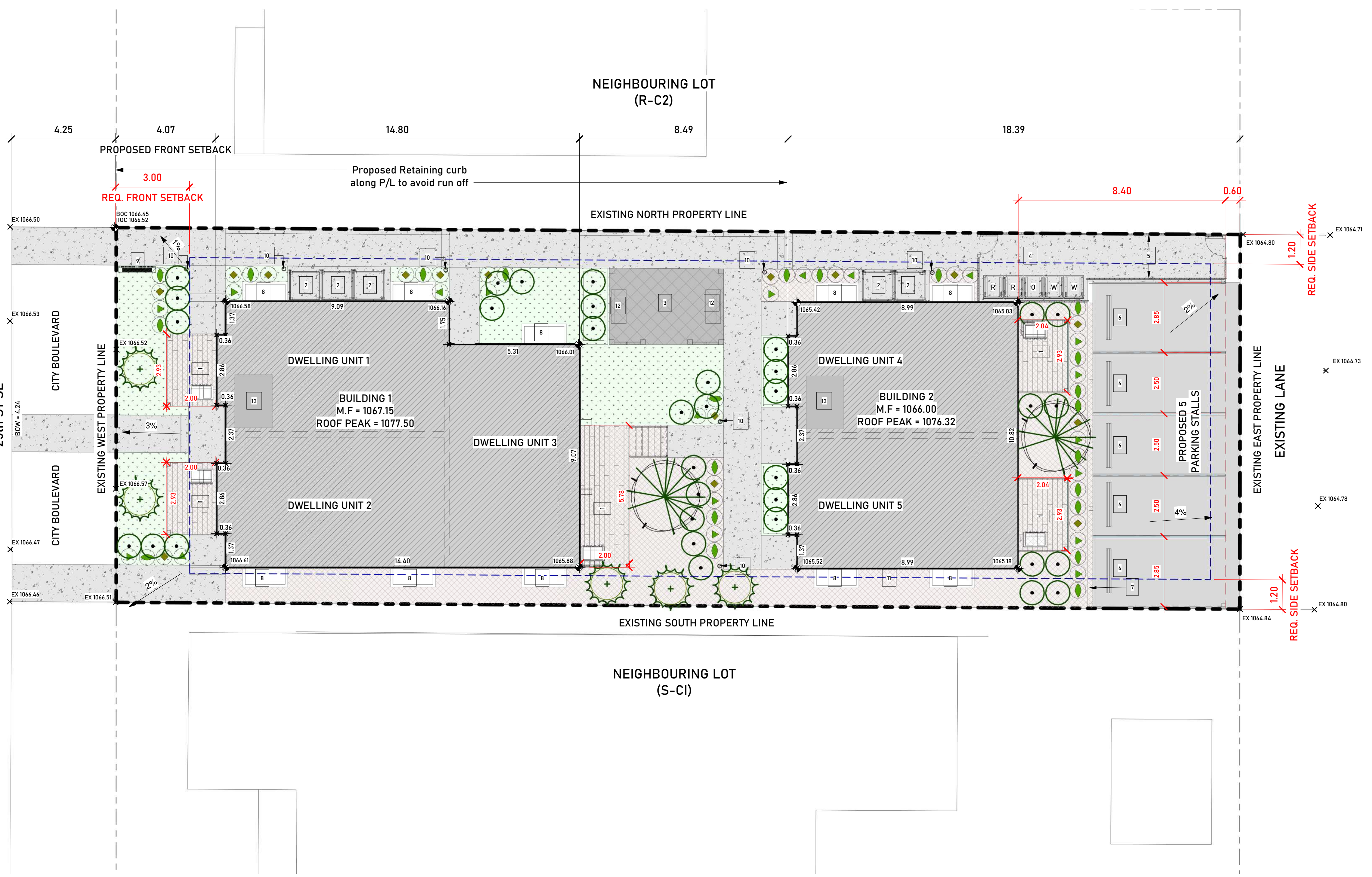
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Project Data / Zoning Bylaw Summary		
Item	Description	Reference
Project Description	Multi-Residential Development (Permitted)	
Project Name	Raddison Heights Multifamily	
Municipal Address	1306 25 ST SE, Calgary, AB	
Legal Description	Lots 13, Plan 7016GB	
Site Area	697.25 m ² /0.06 ha	
City File #		
Existing Lot Zoning	R-C2	
Proposed Lot Zoning	M-CGd75	
Zoning Overlays	None	
Zoning Special Area	None	
Flood Protection Area	NO	
AVPA	NO	
Abandoned Wells	None	
Applicable Bylaw	City Of Calgary LUB1P2007	
Proposed FAR	0.90	580 (2)
Permitted Density	75 Units Per Heclare	580 (2)
Proposed Density	5 Units & 5 Secondary Suites	
Permitted Max. Height	12 m	585(2)
Proposed Height	11.42 m	
Min. Front Setback	3.0m	583(2)
Min. Rear Setback	1.2m	583(4)
Min. Side Setback	1.2m	583(5)
Proposed Building Setbacks	Refer to Site Plan	
Principal Entrances	At grade	
Min. Amenity Area per Unit	5m ²	
Min. Parking Required	0.625 stalls per unit or suite	558(a)
No. of Parking Stalls Proposed After Relaxation	5	560(c)
Site/Building Data		
Site Area	697.25 m ² /0.06 ha	
Dwelling Units	5 Units & 5 Secondary Suites	
Amenity Space Analysis		
Min. area per dwelling	5m ²	557(4)
Min. total area required	25m ²	
Min. dimension	2m	557(8)
Amenity Space Provided	Refer to Site Plan	557(8)
Bicycle Parking Analysis		
Required Class 1 Residential	1 per unit and suite	559(a) & 559(b)
Required Class 2 Residential	N/A	
Total Required	10	
Provided	10	
Landscaping Analysis		
Required Landscaping	40% (278.90 m ²)	551(2)
Low Water Landscaping Reduction	3% (20.92 m ²)	553
Required Landscaping After Reductions	257.98m ² (37% of parcel area)	
Min. Soft-surface Landscaping	30% (77.39 m ²)	551(5)
Max. Hard-surface Landscaping	40% (103.19 m ²)	551(3)(a)
Proposed Landscaping	323.93 m ²	
Proposed Soft - surface Landscaping	198.65 m ²	
Proposed Hard-surface Landscaping	125.28 m ²	
Required Number of Trees	6 (min. 25% coniferous)	552(2)
Required Number of Shrubs	12	552(2)
Proposed Number of Trees	7	
Proposed Number of Shrubs	34	

UNIT AREAS			
Name	Level	Area (m ²)	Area (ft ²)

UNIT 1			
UNIT 1	BLDG.1 MFL	49.68	534.56
UNIT 1	BLDG. 1L2	44.67	480.64
UNIT 1	BLDG. 1 L3	33.41	359.52
UNIT 1		127.76	1374.72
UNIT 2			
UNIT 2	BLDG.1 MFL	49.68	534.56
UNIT 2	BLDG. 1L2	44.67	480.63
UNIT 2	BLDG. 1 L3	33.42	359.55
UNIT 2		127.76	1374.74
UNIT 3			
UNIT 3	BLDG.1 MFL	49.06	527.87
UNIT 3	BLDG. 1L2	44.05	473.98
UNIT 3	BLDG. 1 L3	27.17	292.40
UNIT 3		120.28	1294.24
UNIT 4			
UNIT 4	BLDG.1 MFL	49.68	534.56
UNIT 4	BLDG. 1L2	44.65	480.47
UNIT 4	BLDG. 1 L3	33.48	360.20
UNIT 4		127.81	1375.23
UNIT 5			
UNIT 5	BLDG.1 MFL	49.68	534.56
UNIT 5	BLDG. 1L2	44.65	480.47
UNIT 5	BLDG. 1 L3	33.48	360.20
UNIT 5		127.81	1375.23
Grand total		631.43	6794.17



SITE SYMBOLS:

- ▲ DWELLING UNIT ACCESS
- ▲ SITE ACCESS
- UTILITY LINES:
 - STORMWATER
 - WATER
 - SANITARY
 - GAS
 - POWER - OVERHEAD
 - POWER - UNDERGROUND
- SITE BOUNDARIES:
 - FENCE
 - SETBACK LINE
 - PROPERTY LINE
- EXISTING TREE/SHRUB TO BE REMOVED
- EXISTING TREE/SHRUB TO REMAIN
- #V VISITOR PARKING STALL
- #R RESIDENTIAL PARKING STALL
- W WATER METER LOCATION
- G GAS METER LOCATION

MATERIAL LEGEND:

- ASPHALT, LIGHT DUTY (79.29 m²)
- CONCRETE, BROOM FINISH, SIDEWALK (110.89 m²)
- PAVEMENT (14.39 m²)
- SOD (71.29m²)
- PATIO/DECK
- MULCH BED (127.36 m²)
- UPPER LEVEL OUTLINE/OVERHANG
- BUILDING OUTLINE

SITE KEYNOTE:

- 01 Wooden deck - private amenity space
- 02 Class - 1 bike lockers, colour - brown/beige, typical, refer to Detail
- 03 Wooden pergola
- 04 Waste enclosure (65 gallons bins for waste, compost, & recycling)
- 05 1.8 m High wooden fence
- 06 Typical wheel stops, refer to detail
- 07 2 m High wooden privacy screen
- 08 Window well
- 09 Building unit number sign
- 10 Bollard light on photocell
- 11 Possible location for gas meters
- 12 Bench
- 13 Proposed location of water meter in basement
- 14 Open courtyard

SITE PLAN GENERAL NOTES

1. Refer to civil engineering drawings for grading, drainage, & site servicing information.
2. Refer to electrical drawings for site lighting & power information.
3. Refer to landscape drawings for detailed landscaping layout & planting information, and surface finishes. Refer to drawing A102 & A103 for site details.
4. Asphalt surfaced roadways to support min. 38,556 kg & point load of 517 kpa (75 psi) over 24" x 24" area, subgrade preparation as per city of calgary standards, refer to geotechnical report.
5. Sidewalks & curbs are cast concrete typical, curbs to road perimeter to be low profile rolled curbs as per City of Calgary Roads Construction Standards Specifications, Figure 15, Section B and Curb Crossing B.
6. Post-mounted signage to be inset min. 0.6m from face of curb typical.
7. Sidewalks are 1.5m wide typical with broom finish unless otherwise noted.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ANY REPORT ANY ERRORS/OMMISSIONS/DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.

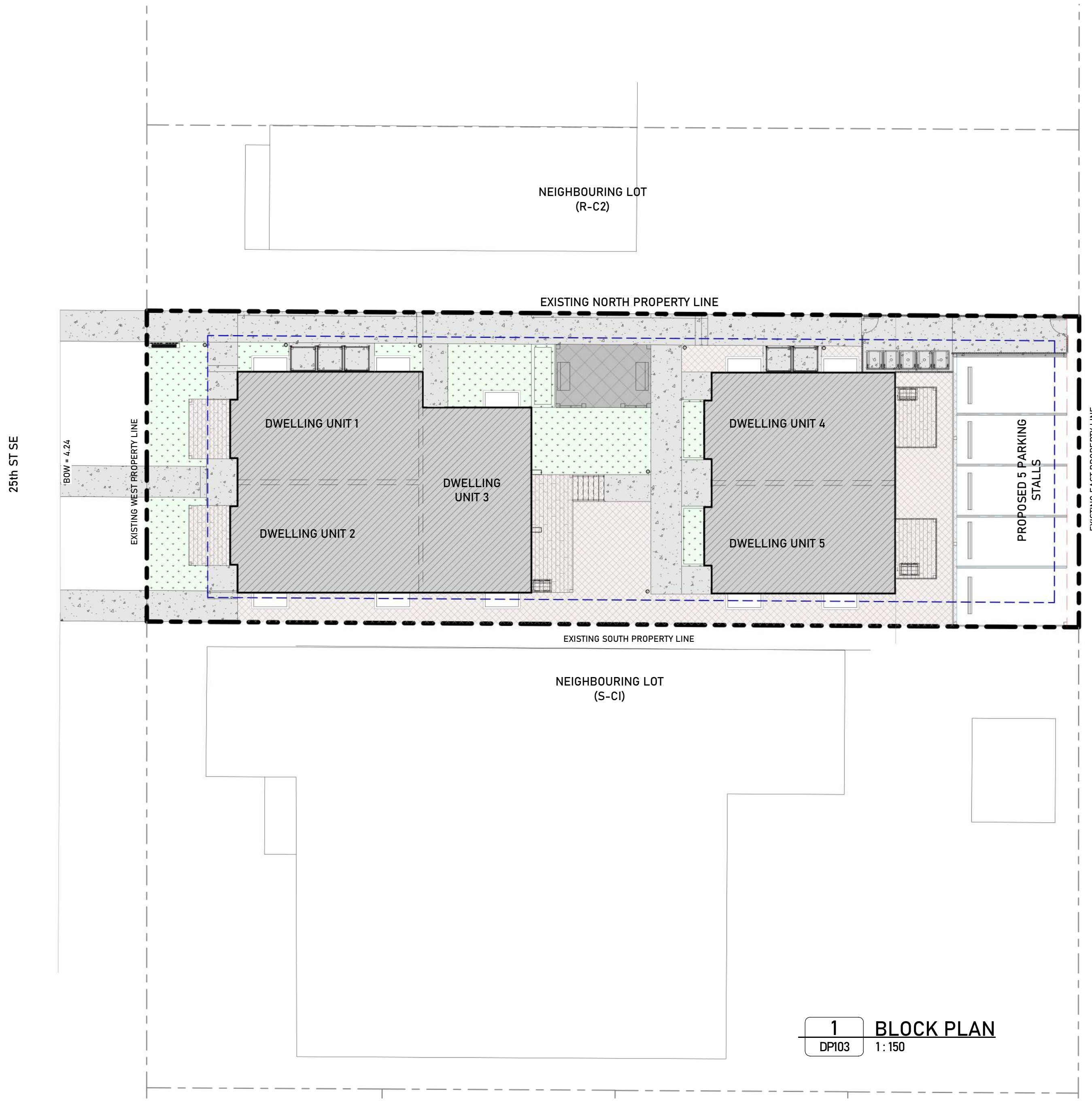
ISC: UNRESTRICTED

professional seal

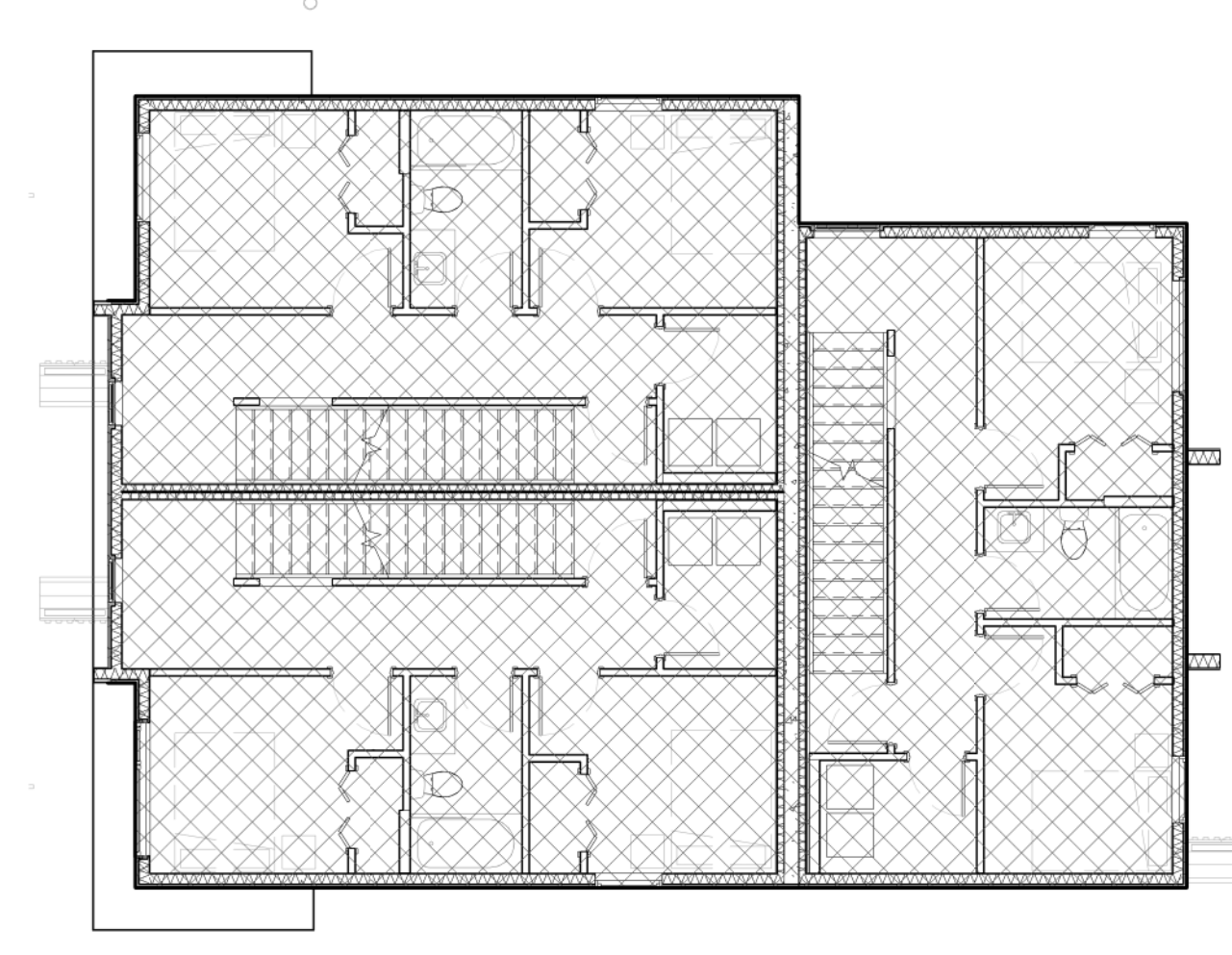
PRELIMINARY
NOT FOR CONSTRUCTION

key plan

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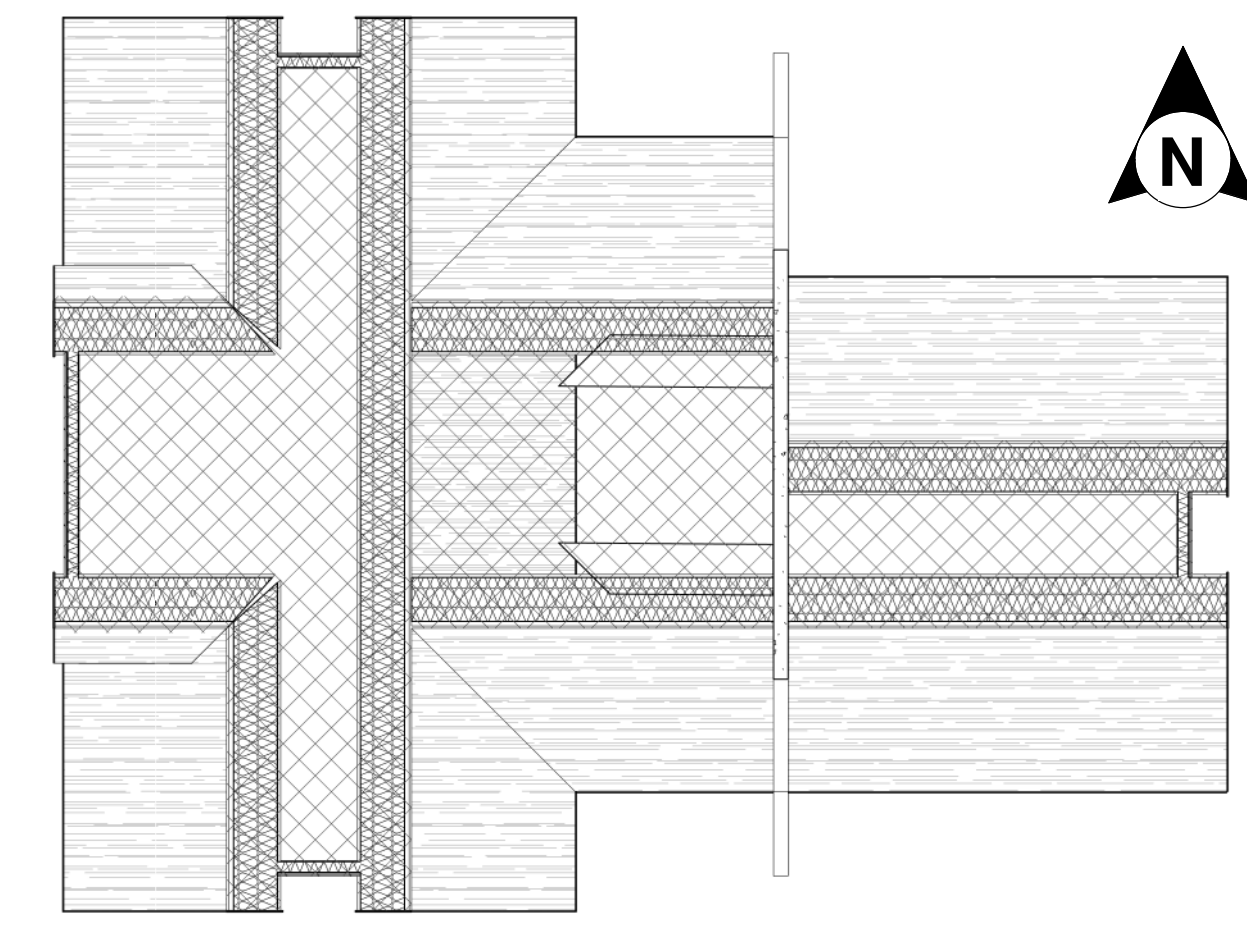


1 BLOCK PLAN
DPI03 1:150

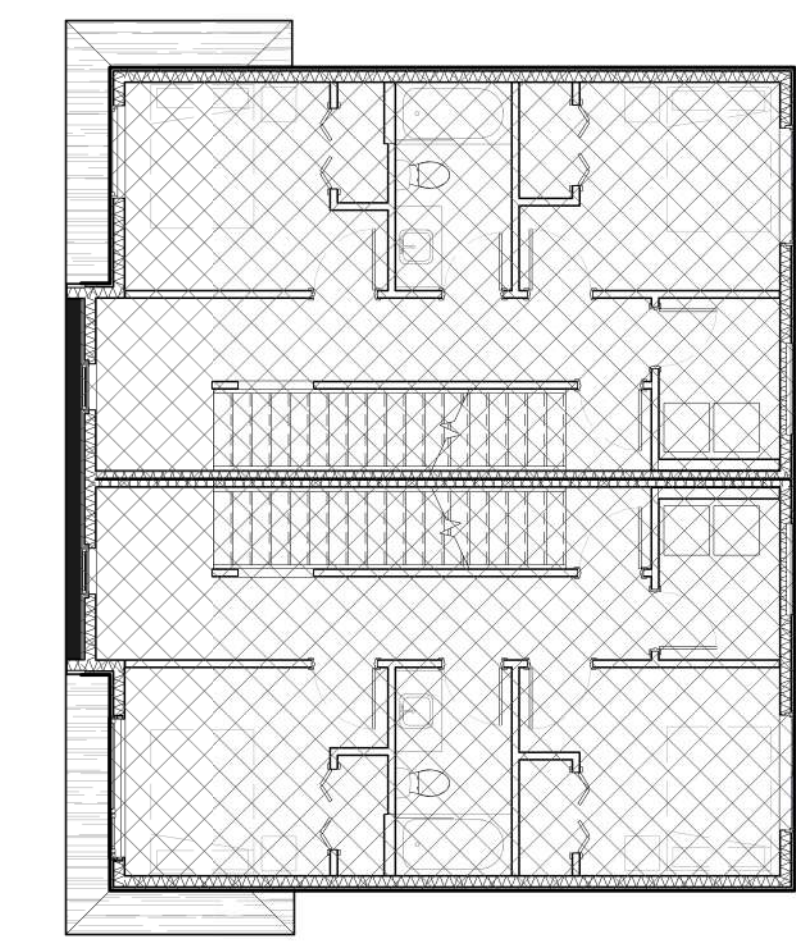


BUILDING 1
AREA OF CROSS SECTION AT AVERAGE GRADE: 150.39 m²
AREA OF CROSS SECTION AT 10.5 m: 72.43 m² (48.16 %)

2 BLDG. 1 B/W Average Grade & 9 m
DPI03 1:100

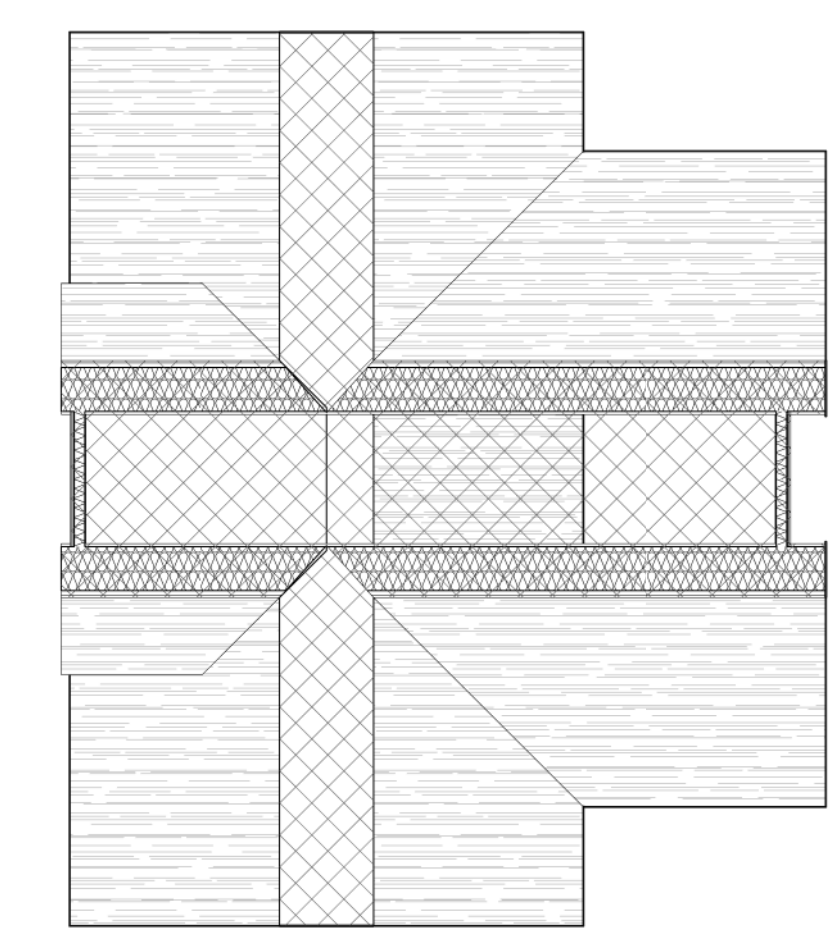


3 BLDG. 1 AT 10.5 m From AG
DPI03 1:100

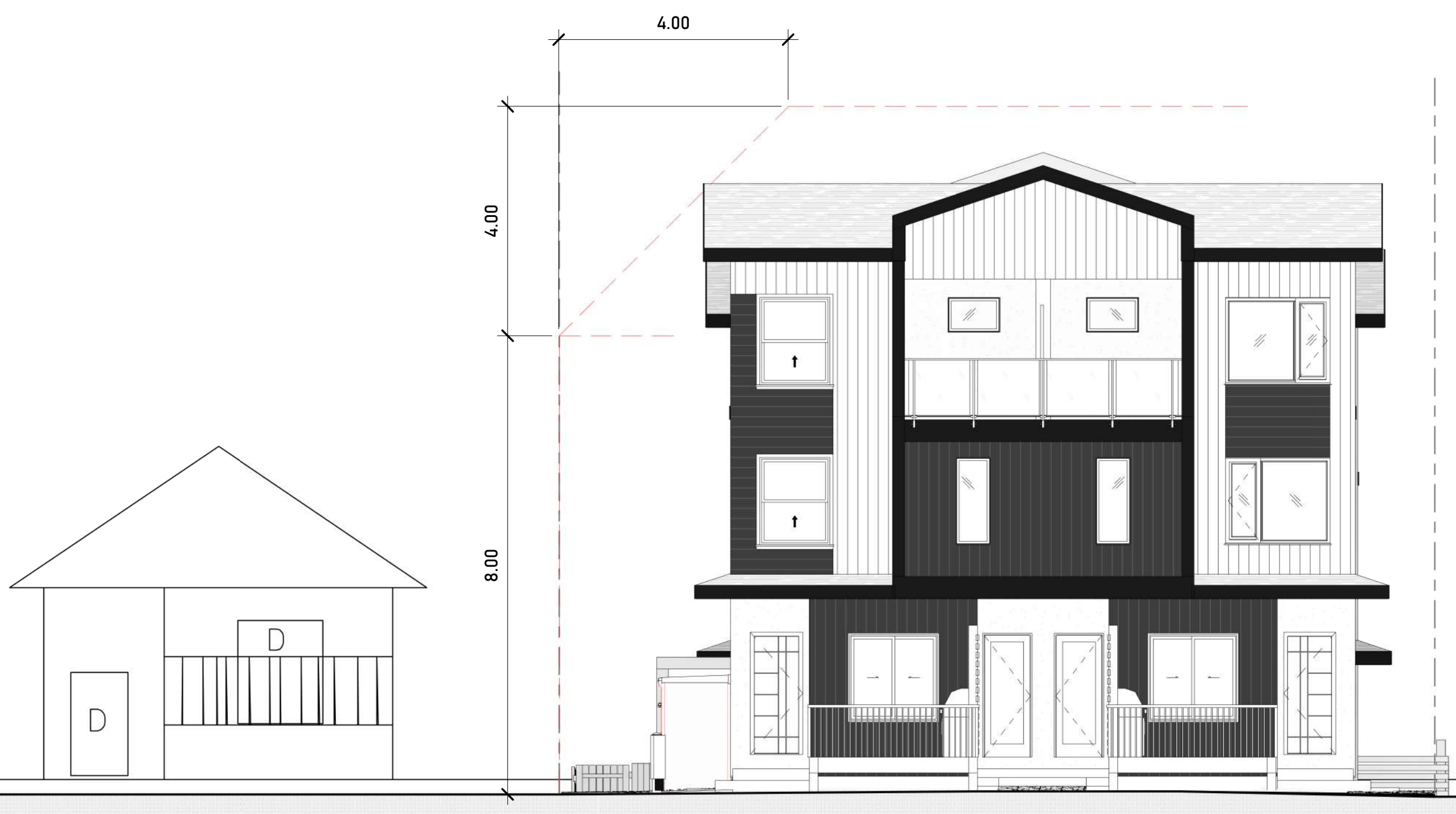


BUILDING 2
AREA OF CROSS SECTION AT AVERAGE GRADE: 100.78 m²
AREA OF CROSS SECTION AT 10.5 m: 41.49 m² (41.16 %)

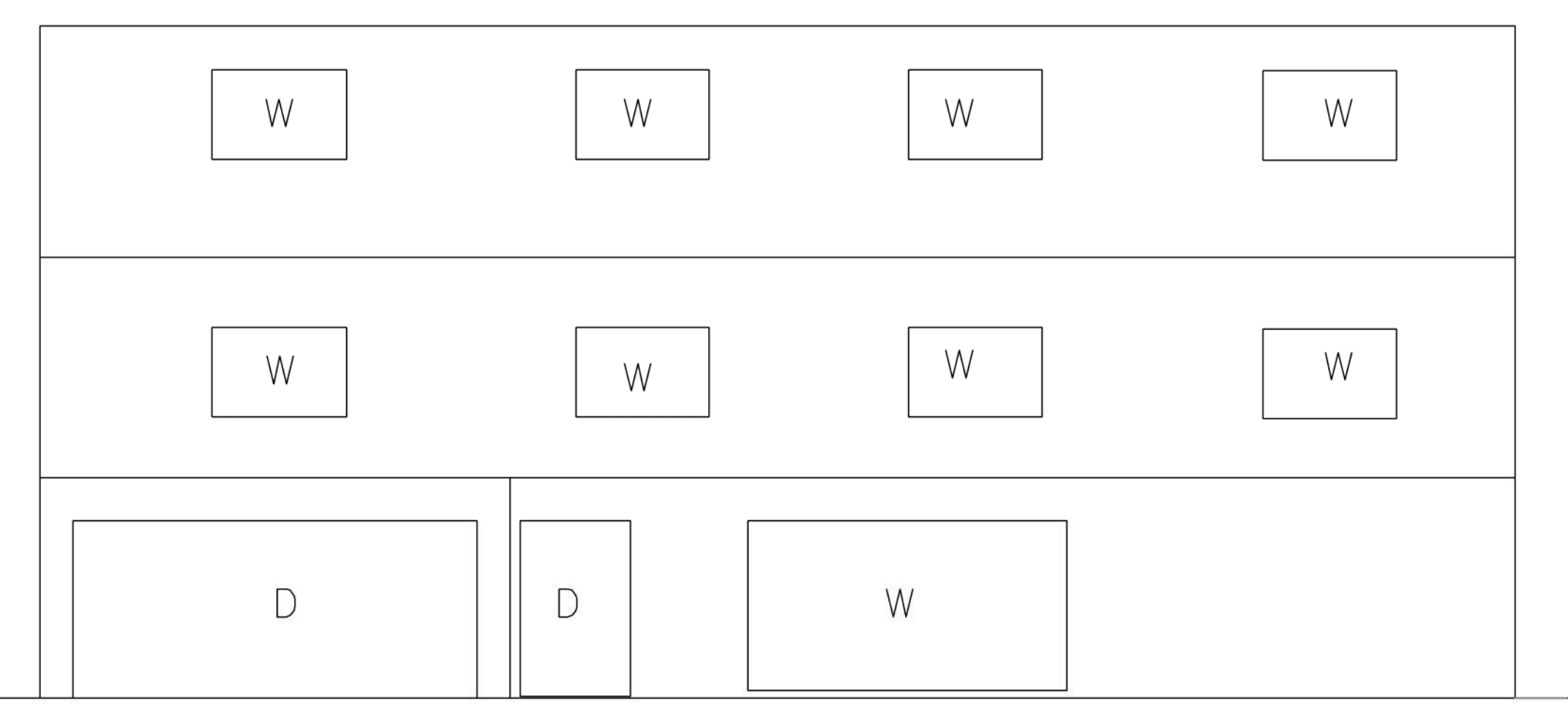
4 BLDG. 2 B/W Average Grade & 9 m
DPI03 1:100



5 BLDG. 2 AT 10.5 m AG
DPI03 1:100



6 STREET ELEVATION
DPI03 1:75



project information

client
PRIVATE CLIENT

project title
**RADDISON HEIGHTS
MULTIFAMILY**

municipal address
1306 25 ST SE, CALGARY, AB

legal description
**LOT: 3
BLOCK: -
PLAN: 7016GB**

phase
DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2024-01-26	ISSUED FOR DEVELOPMENT PERMIT

project number: 23-355
scale: As indicated

drawn by: MK
checked by: CO
approved by: SA

sheet title
BLOCK PLAN

sheet number
DP103