



# Public Hearing of Council

## Agenda Item: 7.2.8



# LOC2023-0240 / CPC2023-1295

## Land Use Amendment

February 6, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
FEB 06 2024  
ITEM: *7.2.8 CPC2023-1295*  
*Distrib-Presentation*  
CITY CLERK'S DEPARTMENT



## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 55D2024** for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 1306 – 25 Street SE (Plan 7016GB, Lot 3) from Residential – Contextual One / Two (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

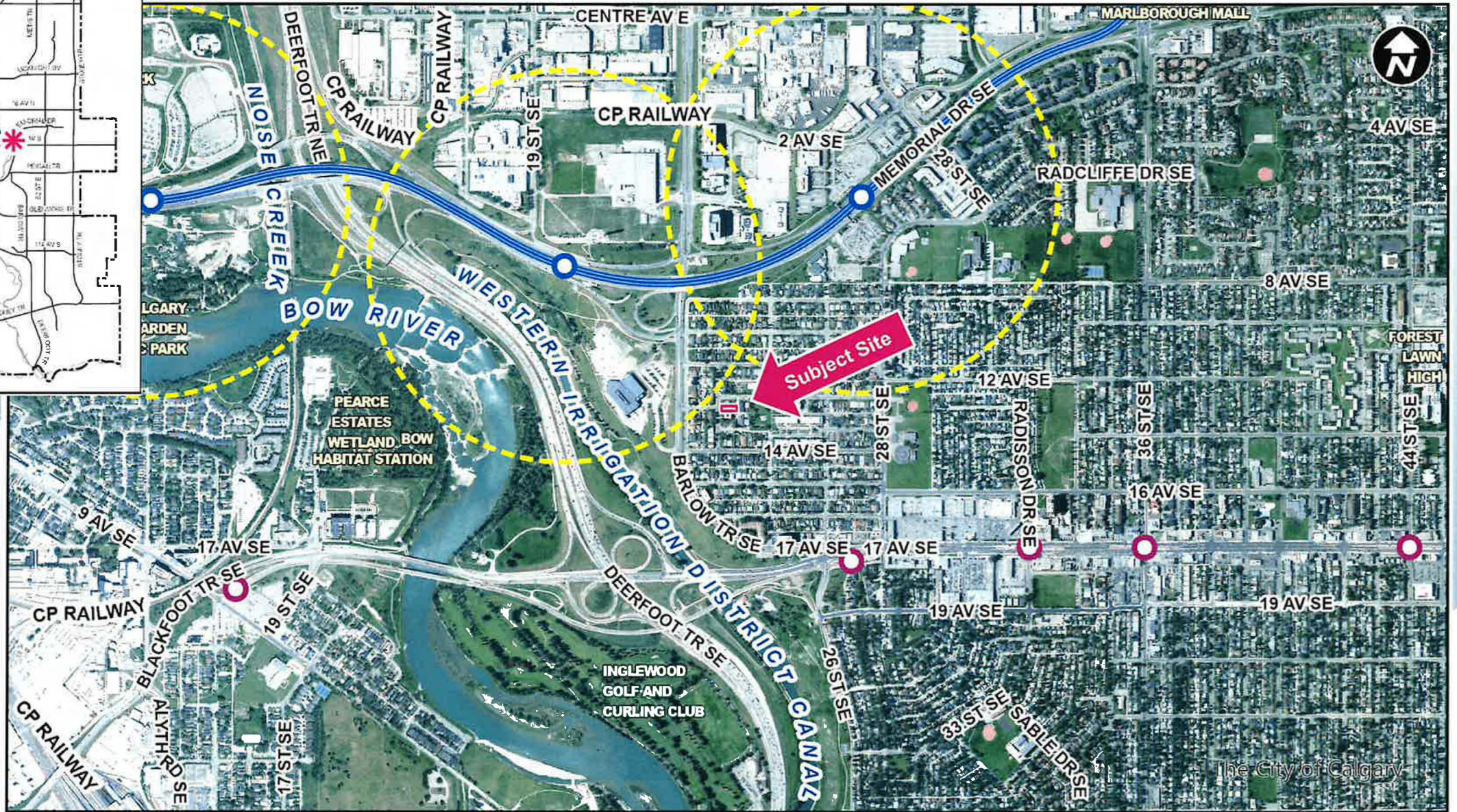




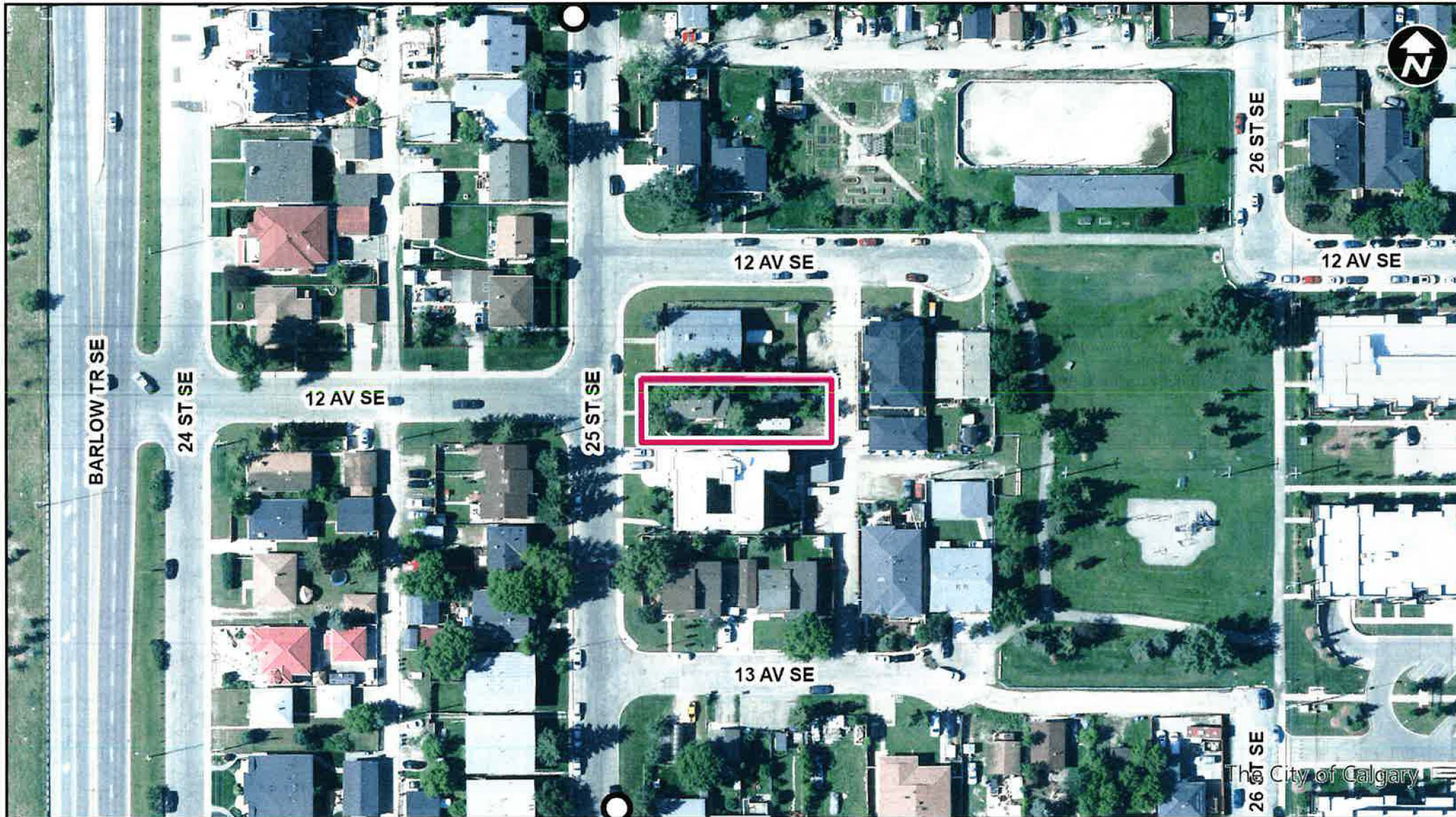


**LEGEND**

- 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







Legend

○ Bus Stop

Parcel Size:

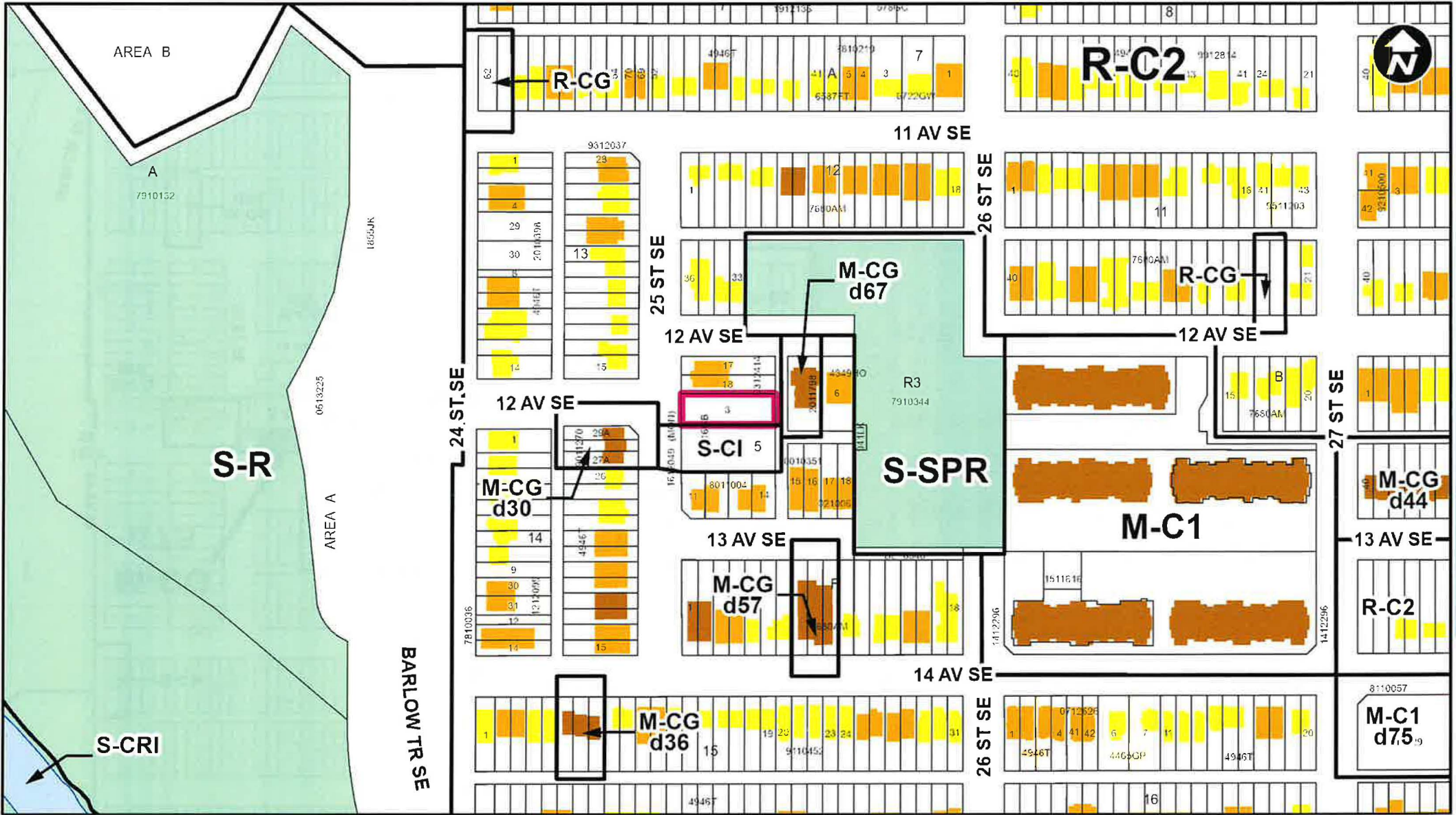
0.07 ha

15m x 46m



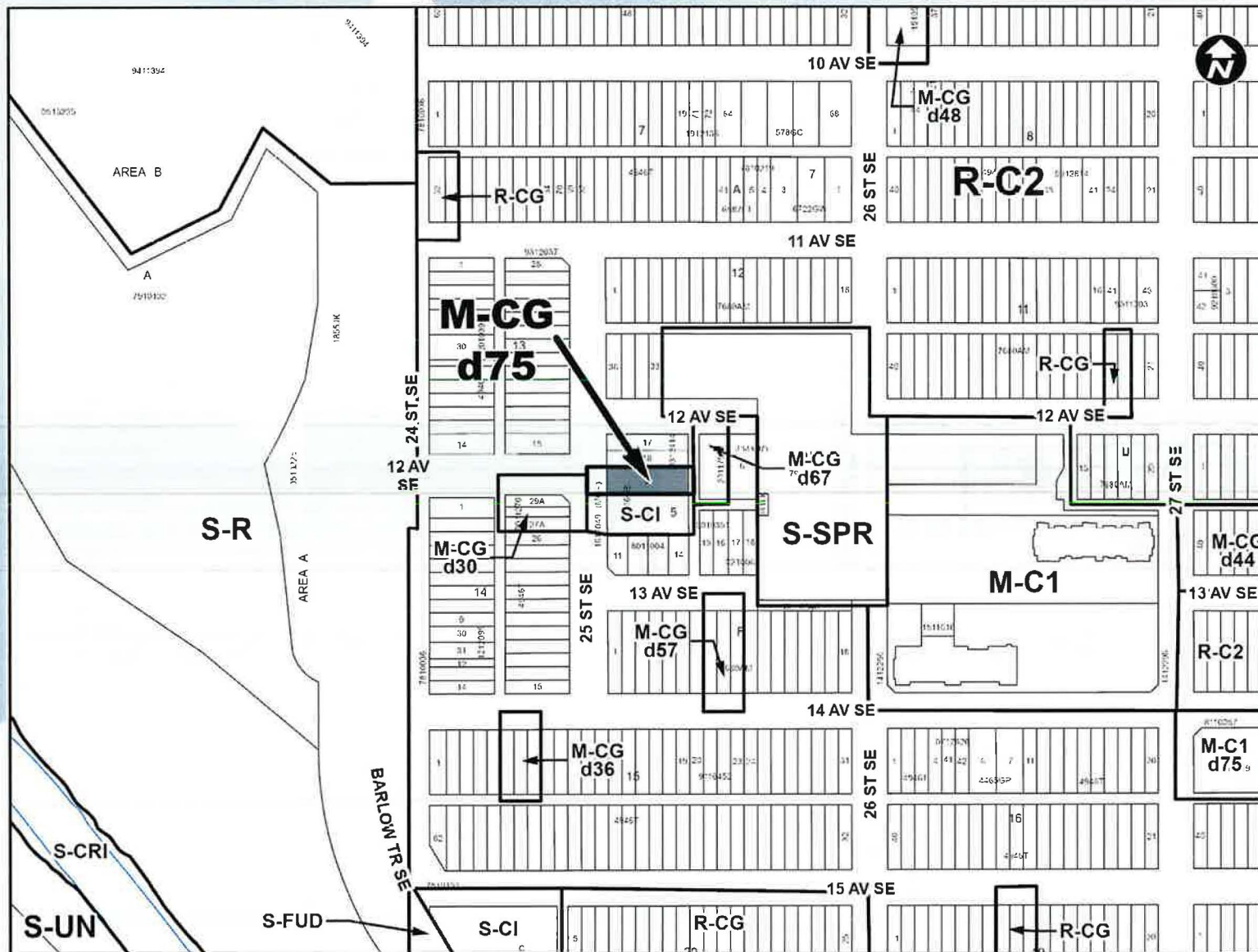
# Surrounding Land Use

- 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 Land Use Map



## Proposed Multi-Residential – Contextual Grade-Oriented (M-CGd75) District:

- allows multi-residential development, typically fourplexes, and may include secondary suites
- max height of 12 metres
- max density of 75 units per hectares (five units, plus suites)

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# Supplementary Slides



Site Photo Looking East from 25 Street SE

9





Site Photo Looking West from the Lane 10





# Albert Park / Radisson Heights Area Redevelopment Plan



Map 3

## Albert Park/ Radisson Heights

### Land Use

**Legend**

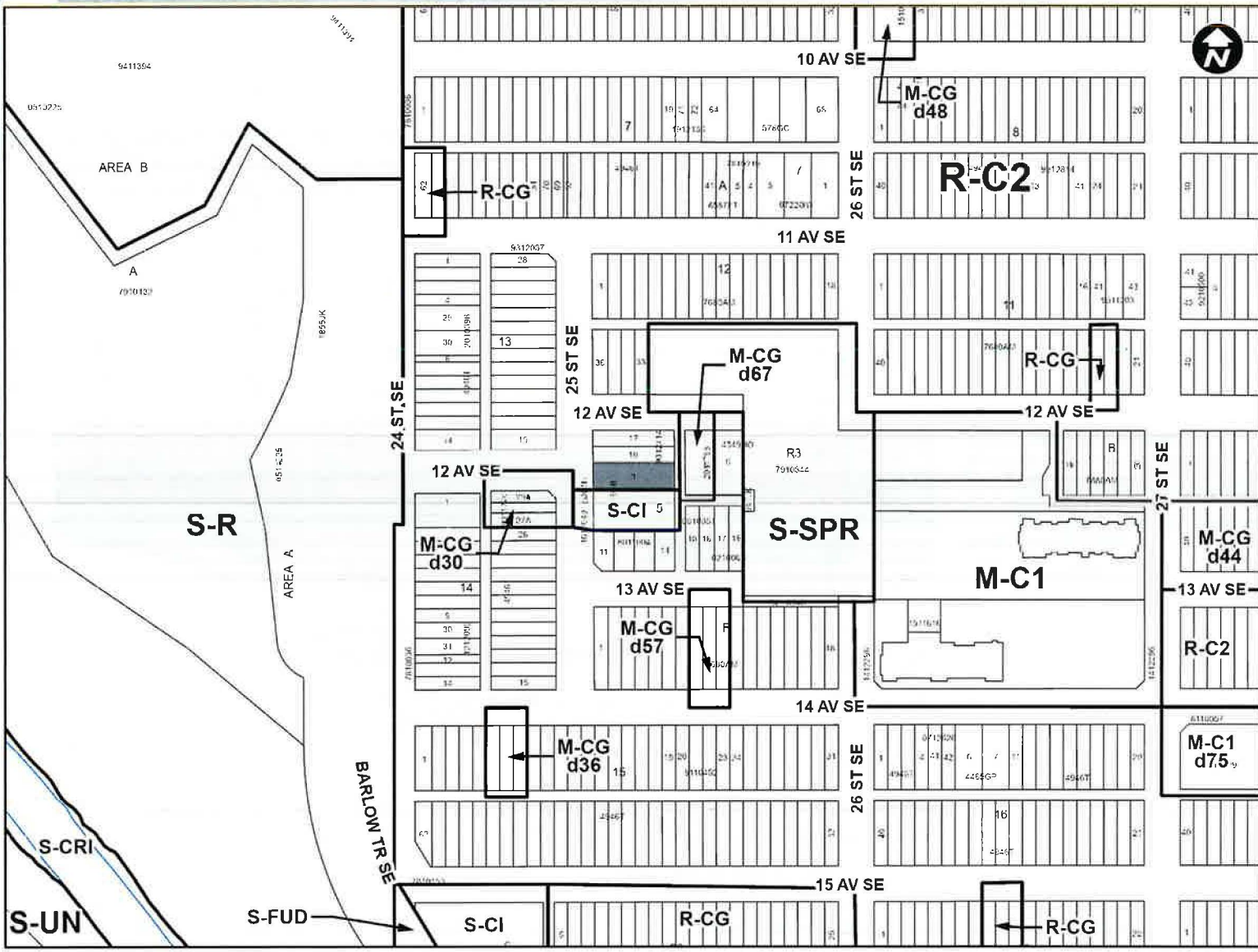
- Community Hall
- LRT Station
- LRT Alignment
- Plan Area Boundary
- Main Street Area  
Developed Area Guidebook
- Community - Mid-Rise
- Neighbourhood - Limited
- Low Density Residential
- Medium Density Residential
- Commercial
- School
- Park 'n' Ride
- Open Space, Park, School  
or Community Facility



**APPROVED:** 92P2018  
**AMENDED:** 14P2021



# Existing Land Use Map 12





# Land Use Bylaw Comparison: R-CG vs. M-CGd75 13

	R-CG	M-CGd75
Density	75 units per hectare (4 units at this location)	75 units per hectare (4 units at this location)
Maximum Height	11 metres	12 metres
Motor Vehicle Parking	0.5 stalls per sum of unit/suite	0.625 stalls per sum of unit/suite, 0.5 in Transit Supportive locations
Mobility Storage Lockers	0.5 lockers per sum of unit/suite where a unit/suite does not have a motor vehicle stall	N/A
Bicycle Parking Stalls	1.0 class 1 stall per sum of unit/suite where a unit/suite does not have a motor vehicle stall AND does not have a mobility storage locker	1.0 class 1 stall per unit and 1.0 class 1 stall per suit