



# LOC2024-0155 / CPC2024-1063 Policy and Land Use Amendment

October 17, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
OCT 17 2024  
ITEM: 7.2.16 CPC2024-1063  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

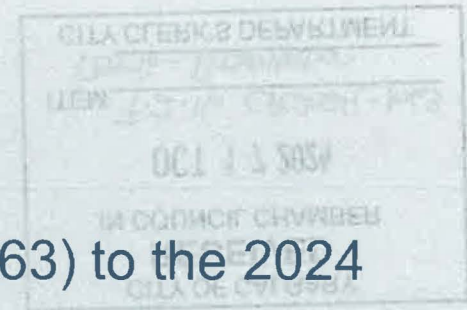


## RECOMMENDATIONS:

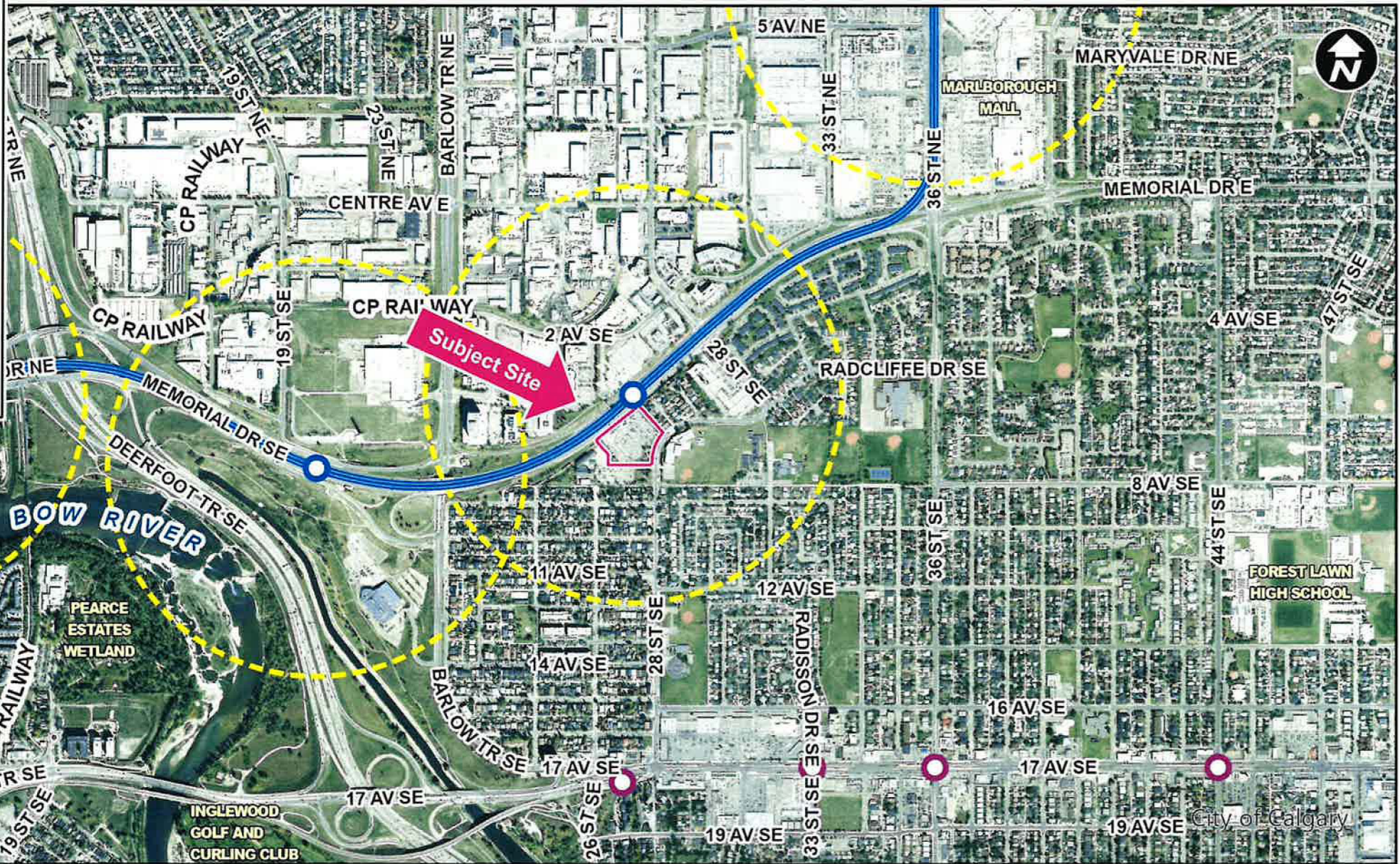
1. That Calgary Planning Commission forward this report (CPC2024-1063) to the 2024 November 12 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Albert Park/Radisson Heights Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 2.03 hectares  $\pm$  (5.01 acres  $\pm$ ) located at 2734 Radcliffe Drive SE (Plan 8510947, Block 1, Lot 1) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Mixed Use - General (MU-1h90) 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





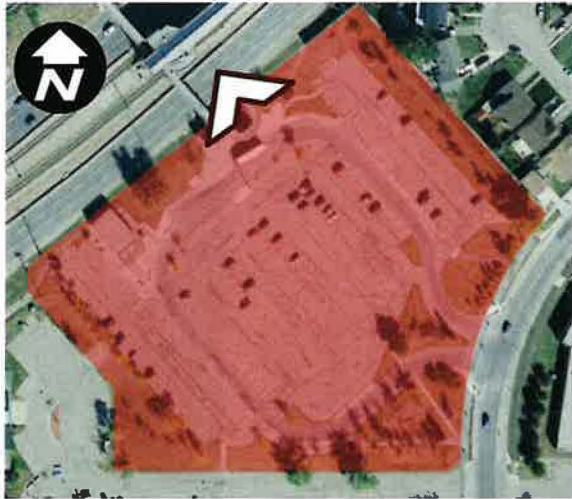
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow
  - Bus Stop

Parcel Size:

2.03 ha  
175 m x 155m



# Site Photo Looking Southeast from Ramp to Franklin Station





# Site Photo Looking North at Ramp to Franklin Station





# Site Photo Looking Southeast from West Corner of the Site





# Site Photo Looking North from South Side of the Site

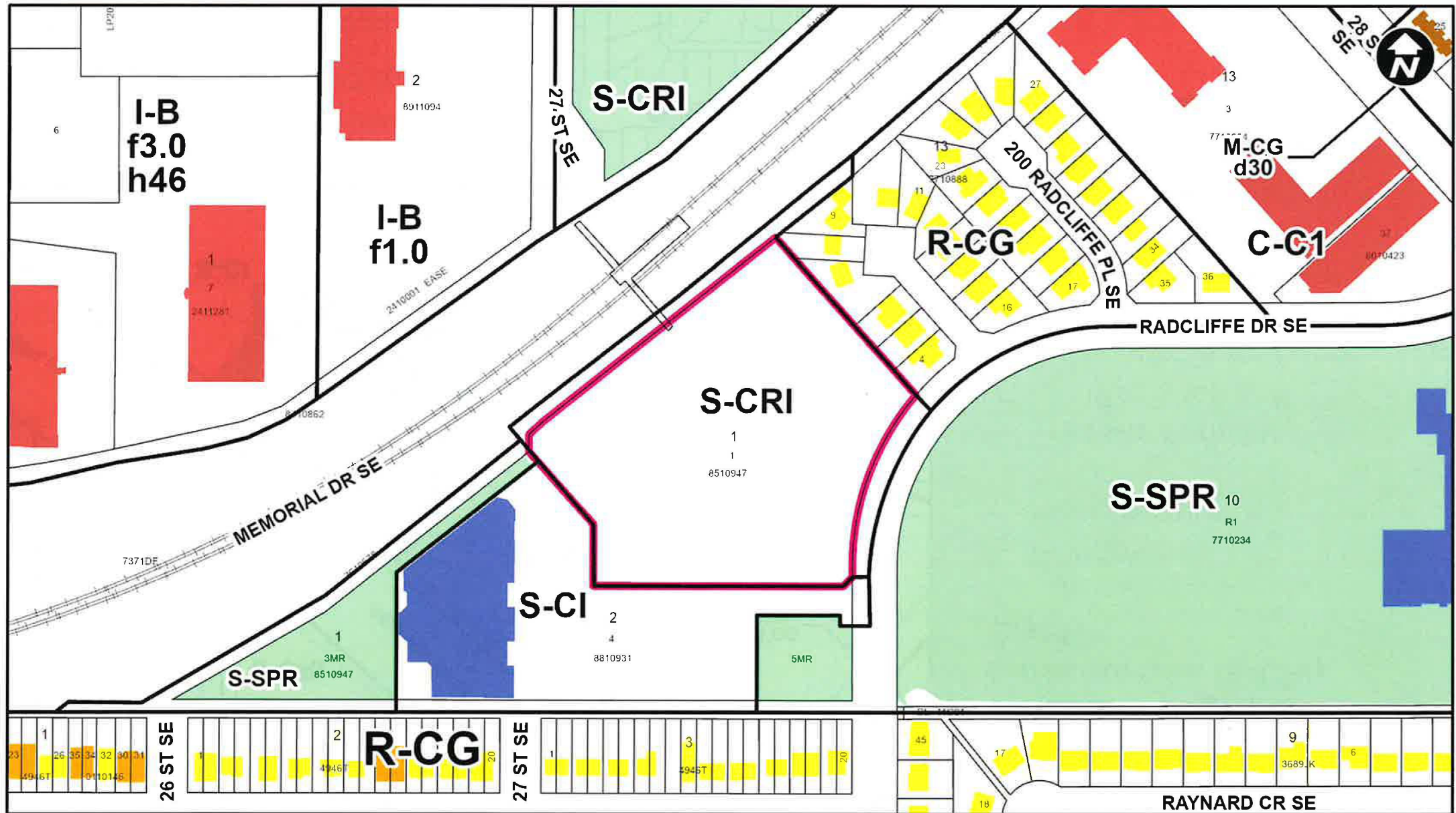




# Surrounding Land Use

## 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







## Existing Special Purpose – City and Regional Infrastructure (S-CRI) District:

- Government infrastructure
- This site contains:
  - Facilities and systems for public transportation (South bus loop, pedestrian ramp/overpass)
  - ENMAX substation
  - Utility Right of Way



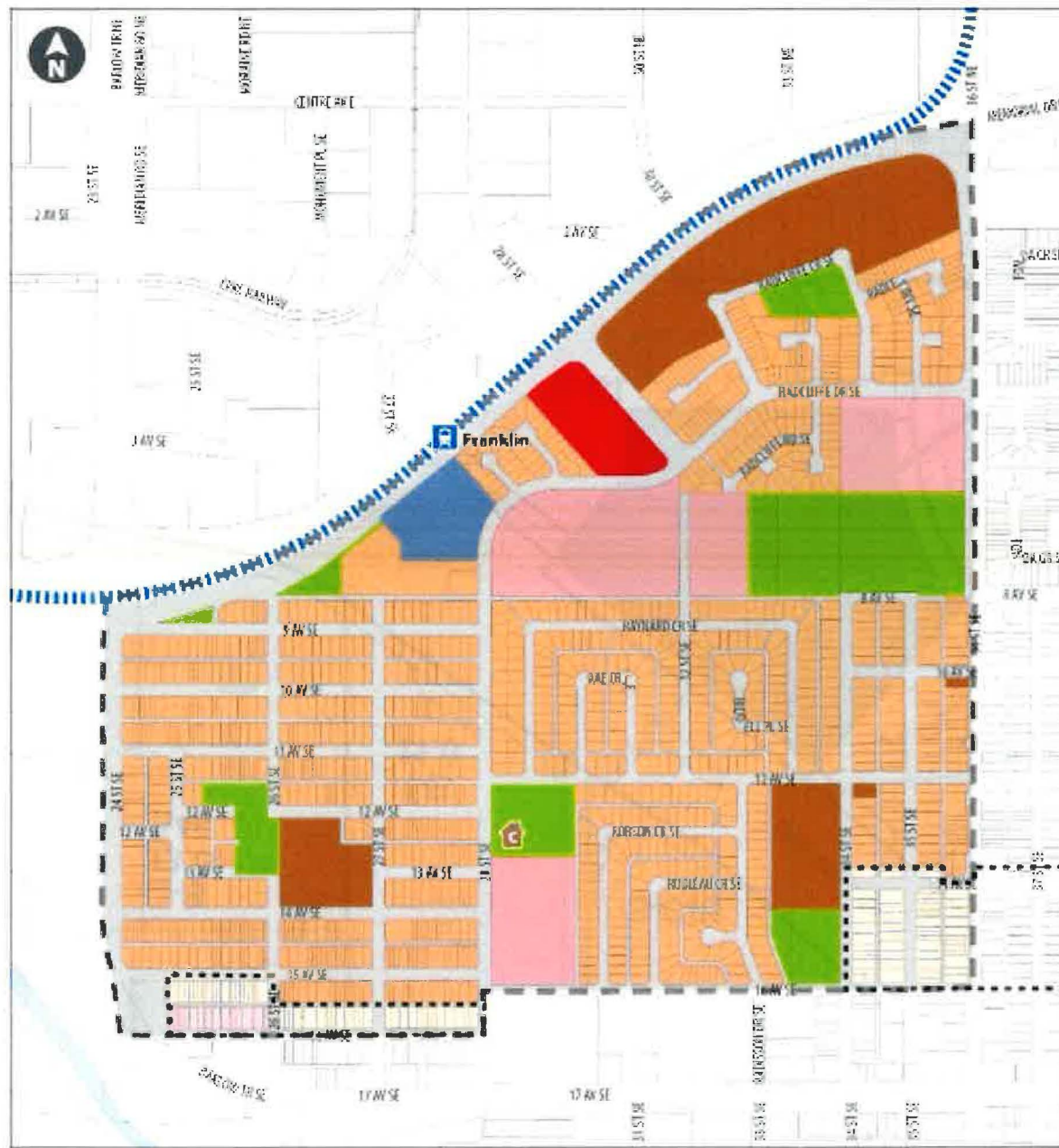


**Proposed Mixed Use – General (MU-1h90) District:**

- Mixed use designation
- Street oriented buildings with either residential or commercial on ground floor
- Height modifier – allows for a maximum building height of 90 metres (approximately 26 storeys)



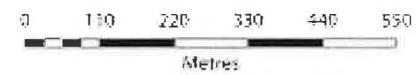
# Policy Amendments to the Albert Park/Radisson Heights Area Redevelopment Plan 12



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
  - Franklin LRT Station South Development Site
  - Open Space, Park, School or Community Facility



## Proposed Amendment:

- Replace Map 3 with revised Map 3: changes the 'Park 'n' Ride' under the Legend to 'Franklin LRT Station South Development Site'
- In Part 2, Add Section '2.1.6 Franklin LRT Station South Development Site' with policy direction for a future development on the site (Attachment 2).



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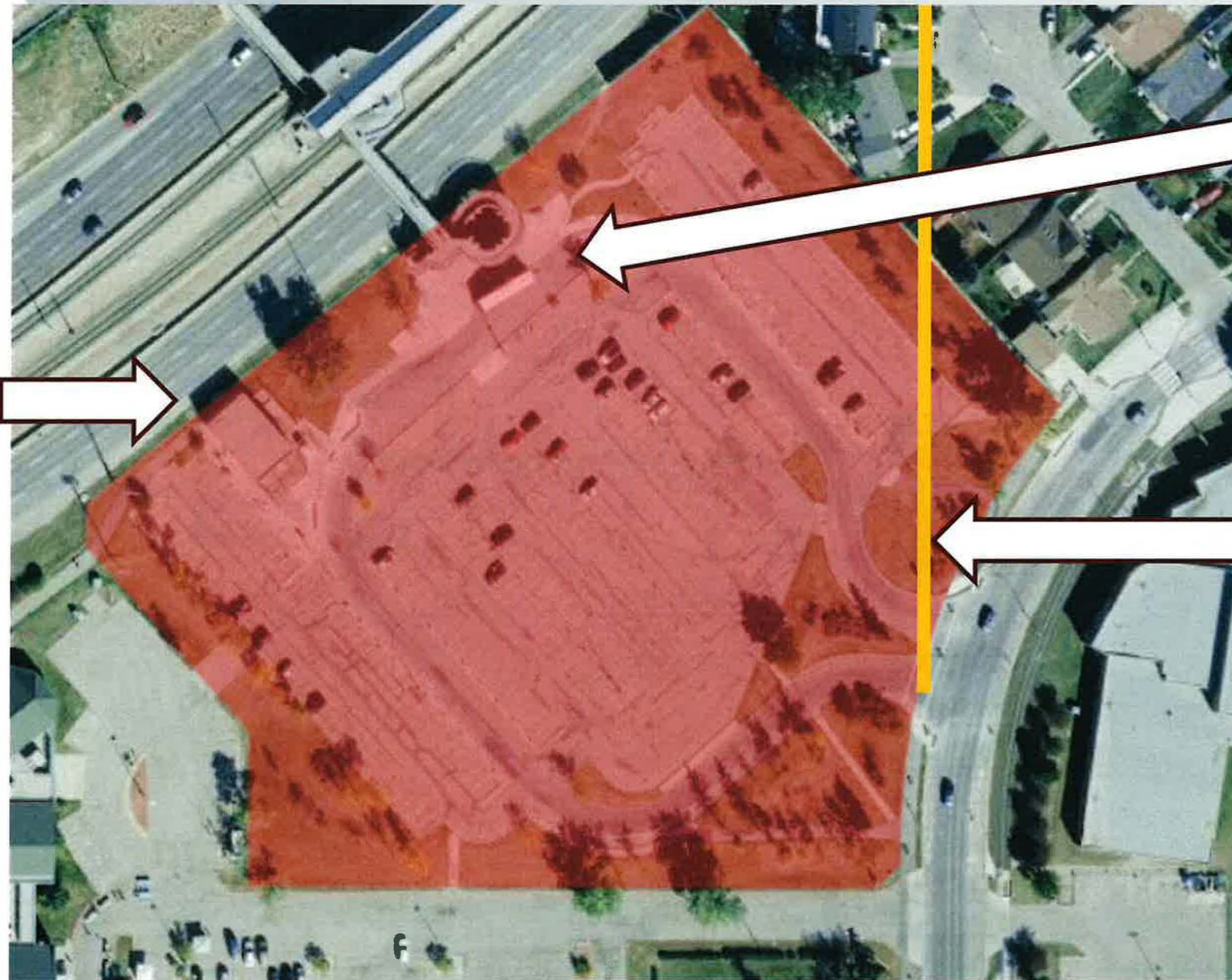
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# Supplementary Slides



# Infrastructure Located on Site 15



ENMAX Substation

South bus loop,  
pedestrian  
ramp/overpass

Approximate  
Location of Utility  
Right of Way



