



Public Hearing of Council

Agenda Item: 7.2.14



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

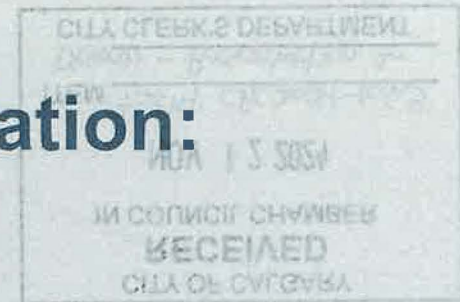
November 12, 2024

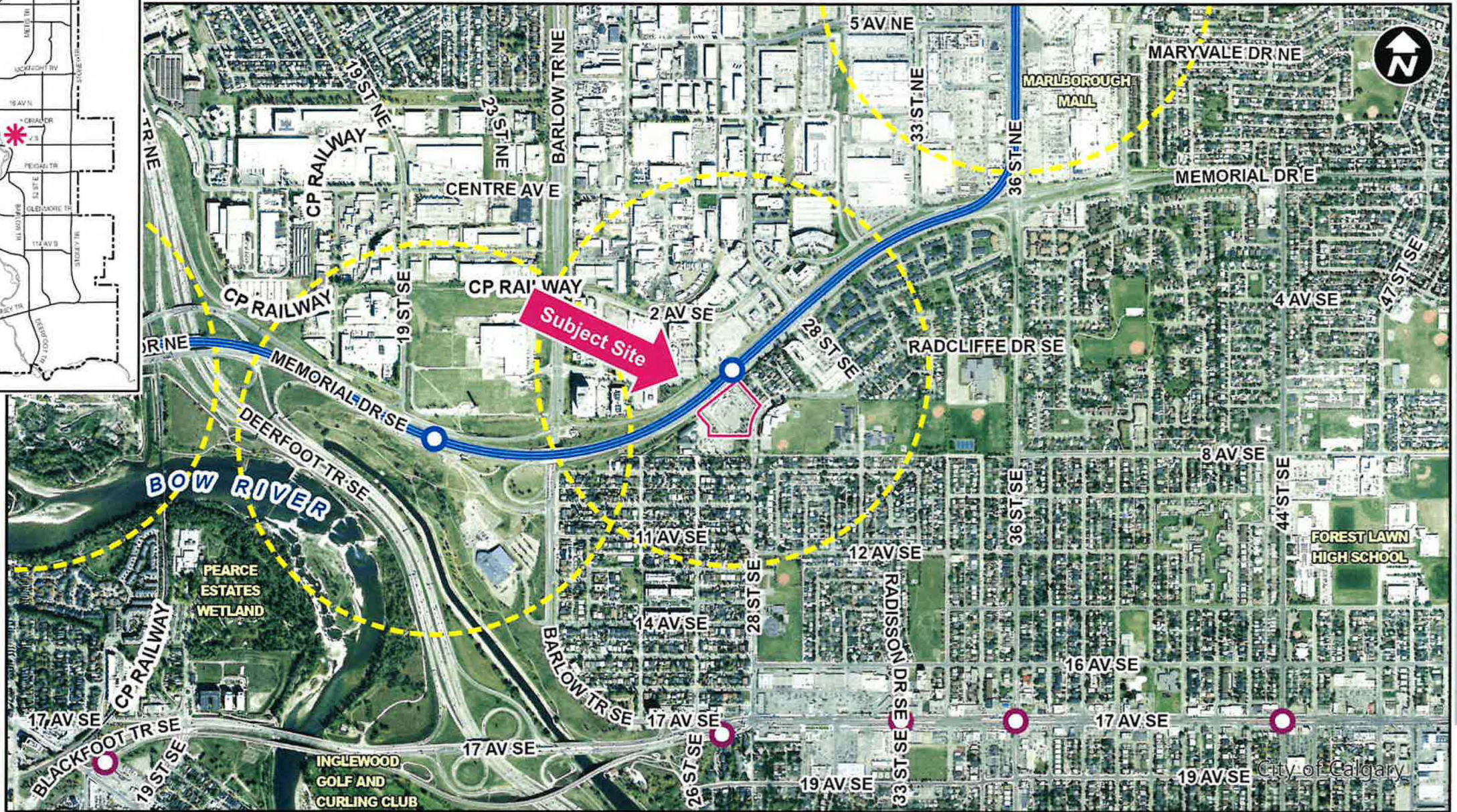
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 12 2024
ITEM: 7.2.14 CPC2024-1063
Distrb - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

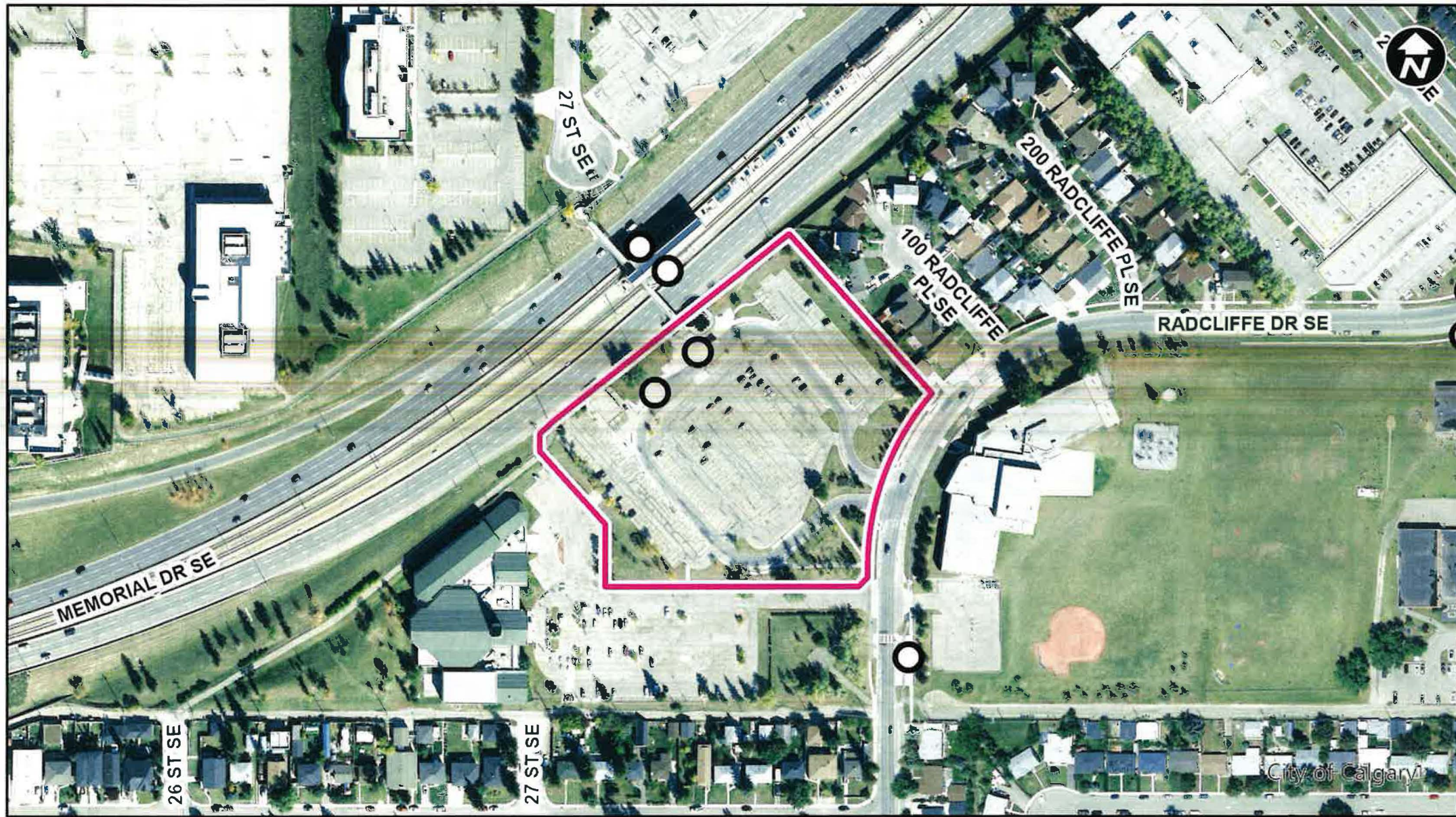
1. Give three readings to **Proposed Bylaw 84P2024** for the amendments to the Albert Park/Radisson Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 278D2024** for the redesignation of 2.03 hectares \pm (5.01 acres \pm) located at 2734 Radcliffe Drive SE (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
- 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

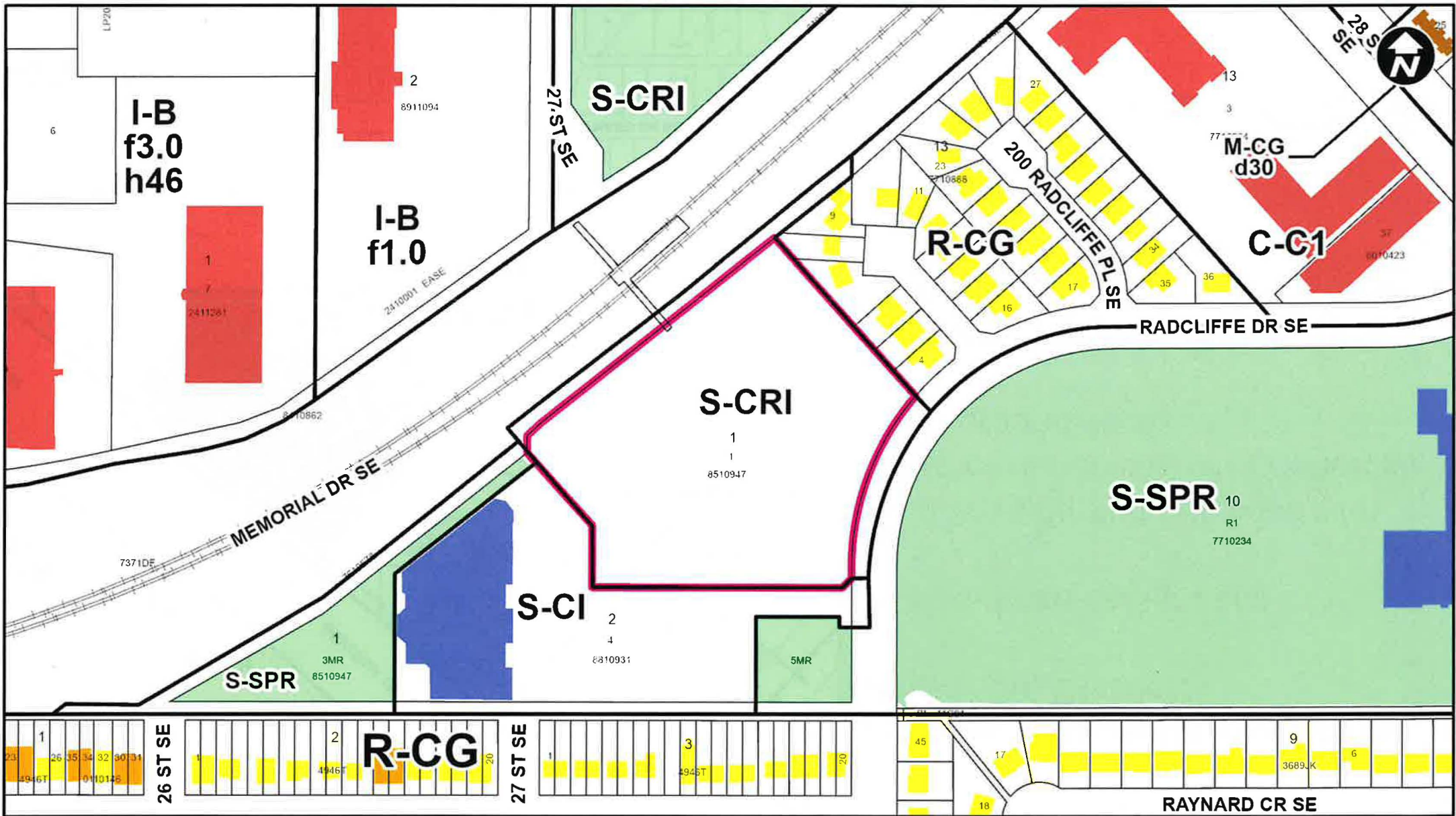
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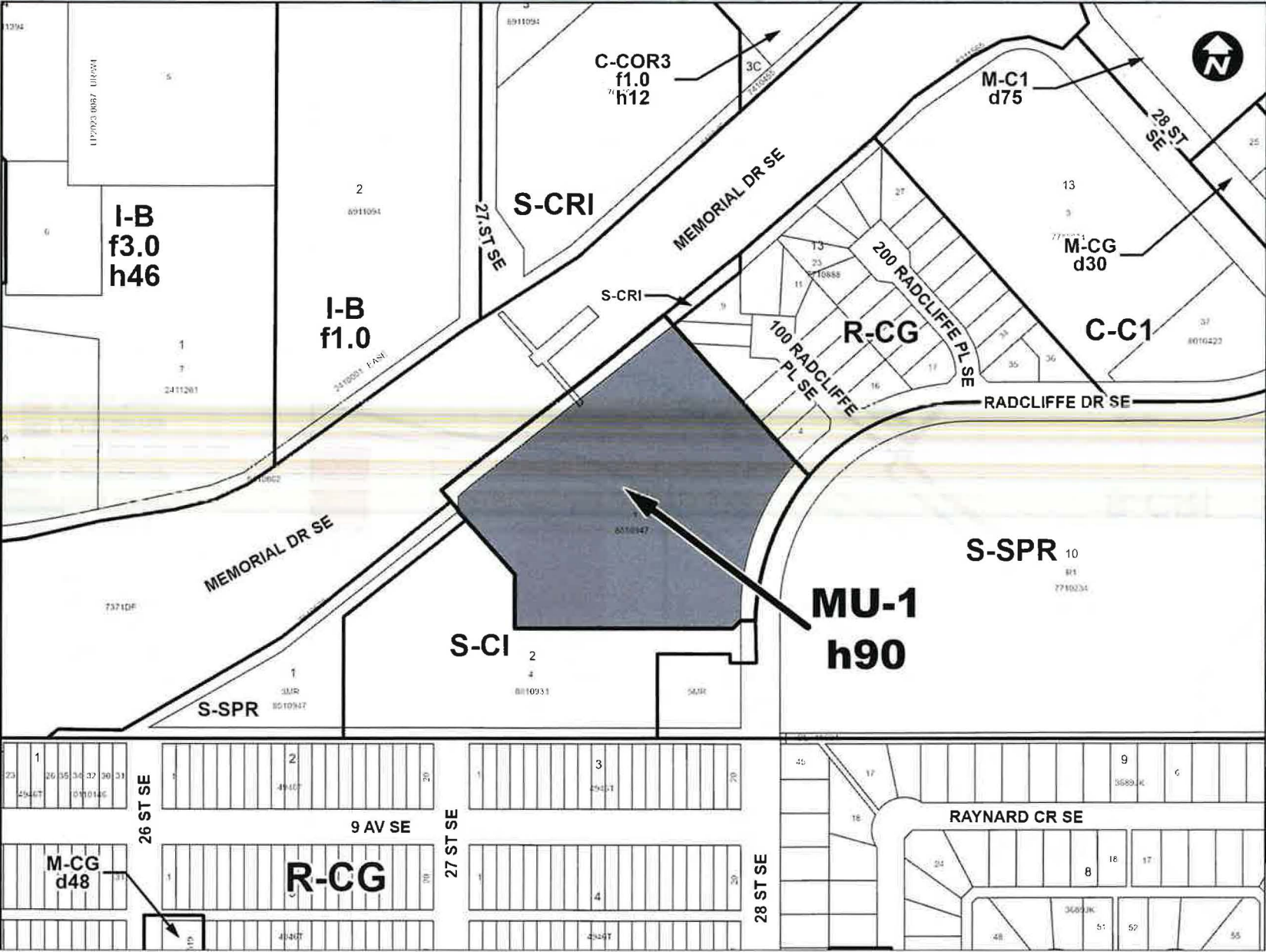
2.03 ha
175m x 155m

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

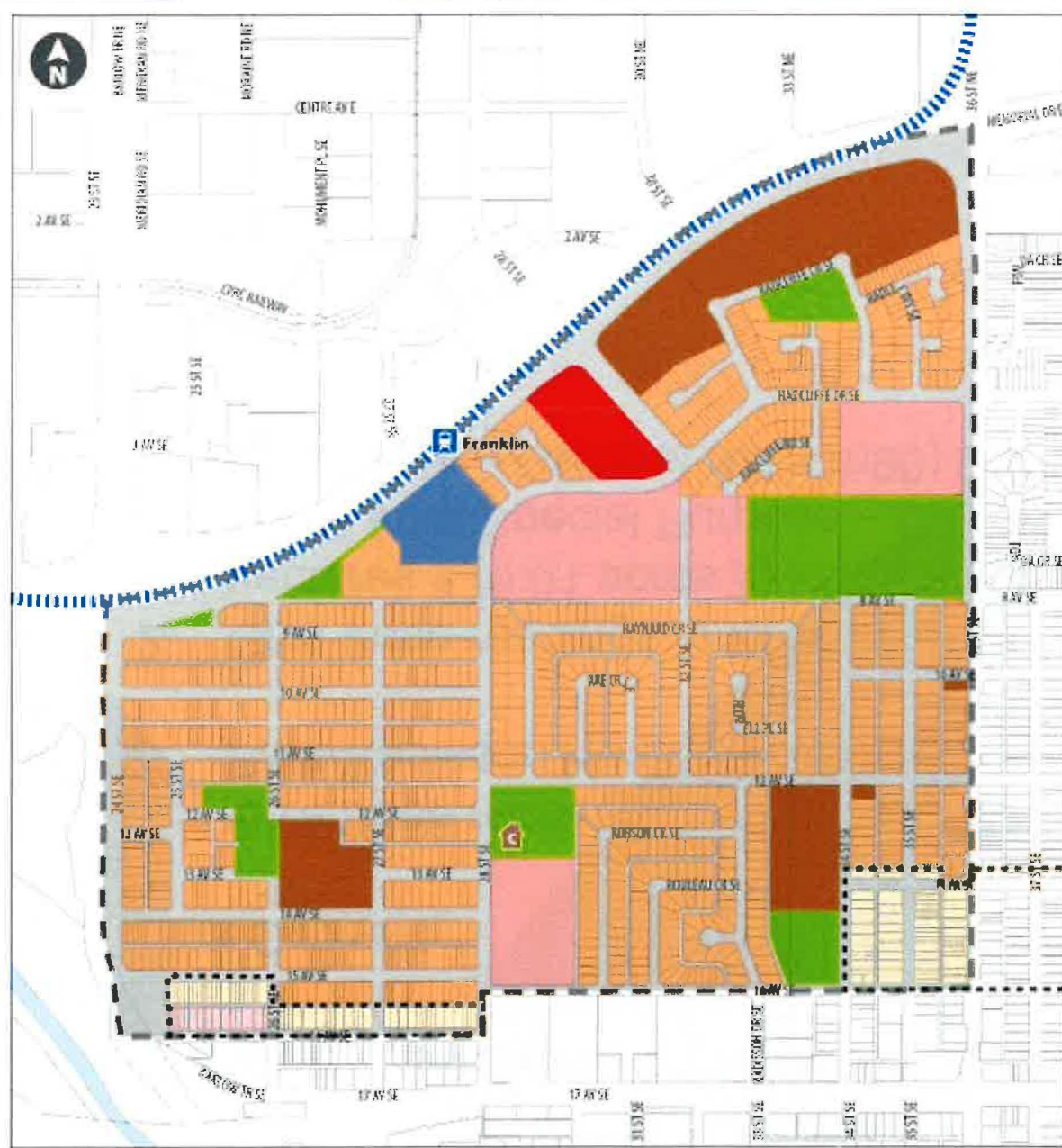




Proposed Mixed Use – General (MU-1h90) District:

- 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



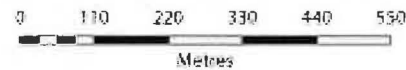
Map 3

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



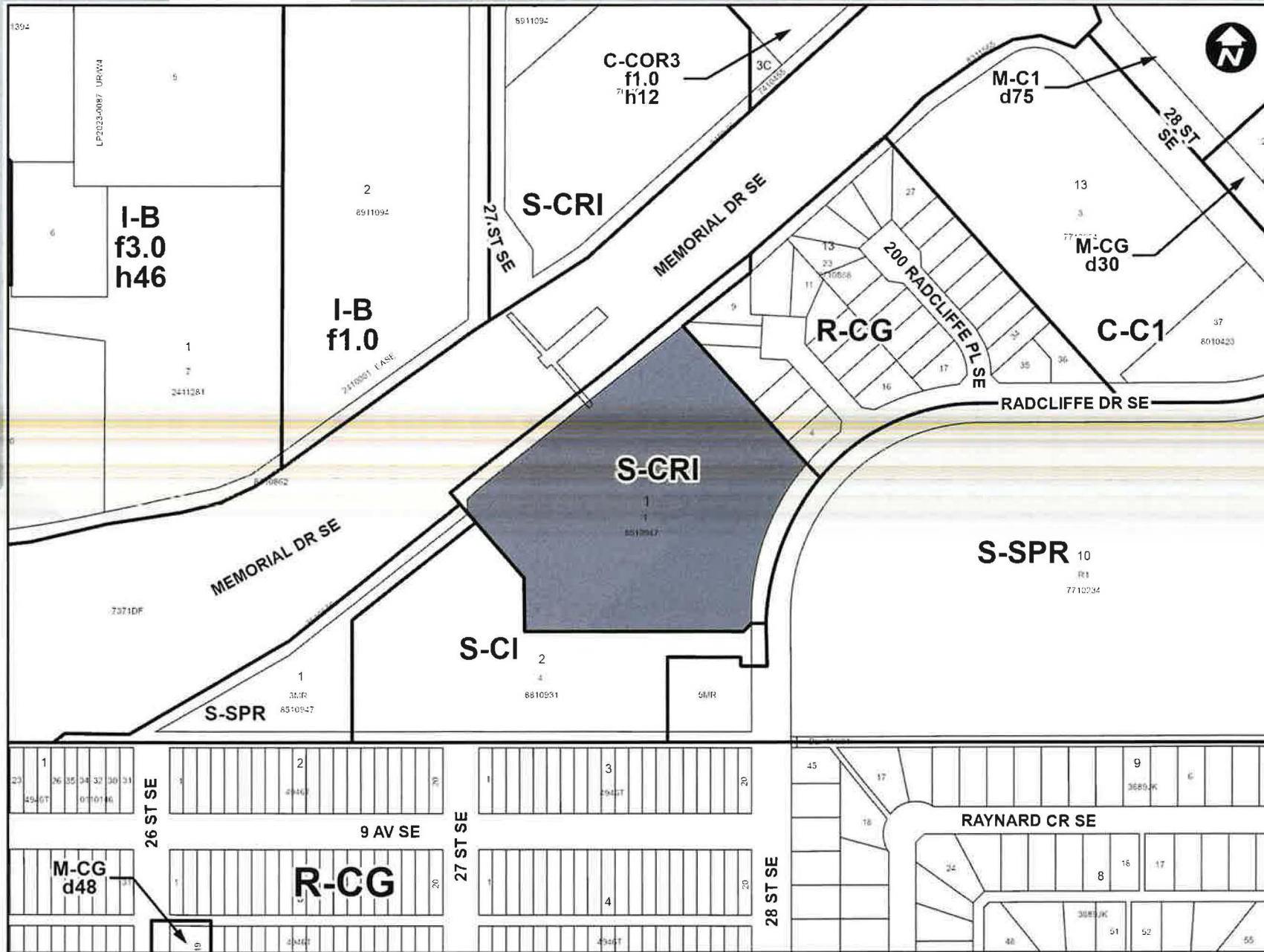
- Replace Map 3 with revised Map 3: changes the 'Park 'n' Ride' under the Legend to 'Franklin LRT Station South Development Site'
- In Part 2, Add Section '2.1.6 Franklin LRT Station South Development Site' with policy direction for a future development on the site (Attachment 2).

Calgary Planning Commission's Recommendation:

That Council:

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2. Give three readings to **Proposed Bylaw 278D2024** 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.

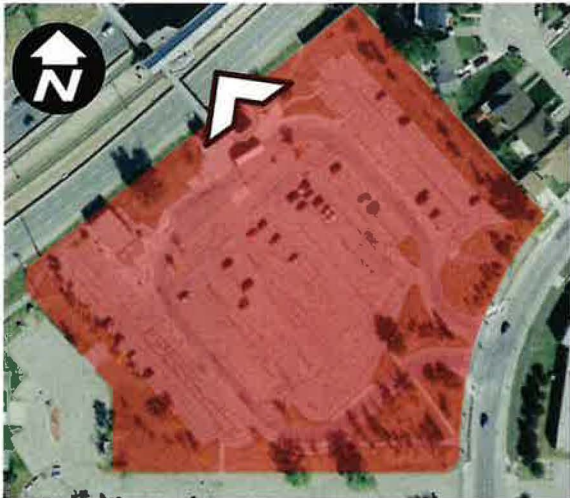
Supplementary Slides



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

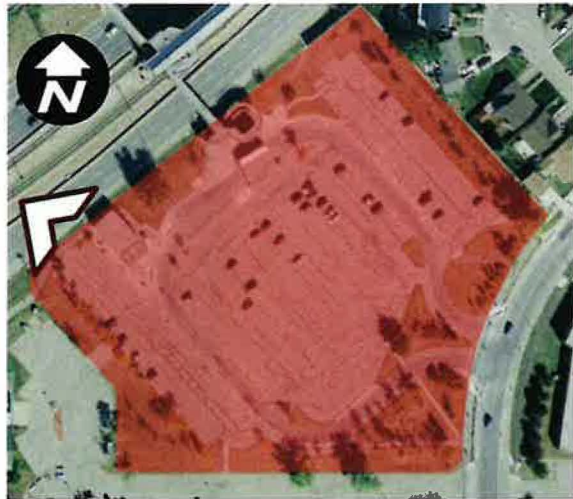
Site Photo Looking Southeast from Ramp to Franklin Station



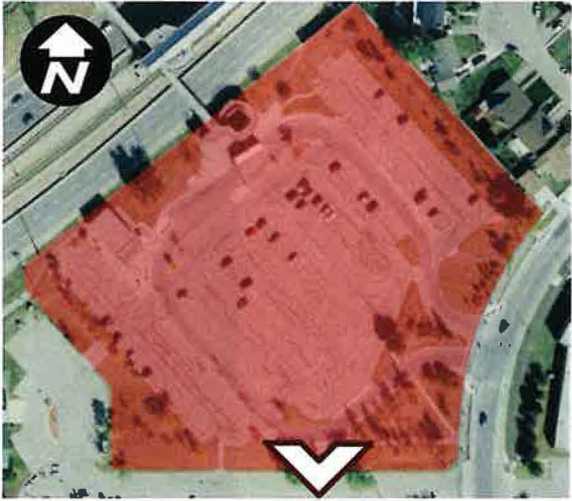
Site Photo Looking North at Ramp to Franklin Station 12

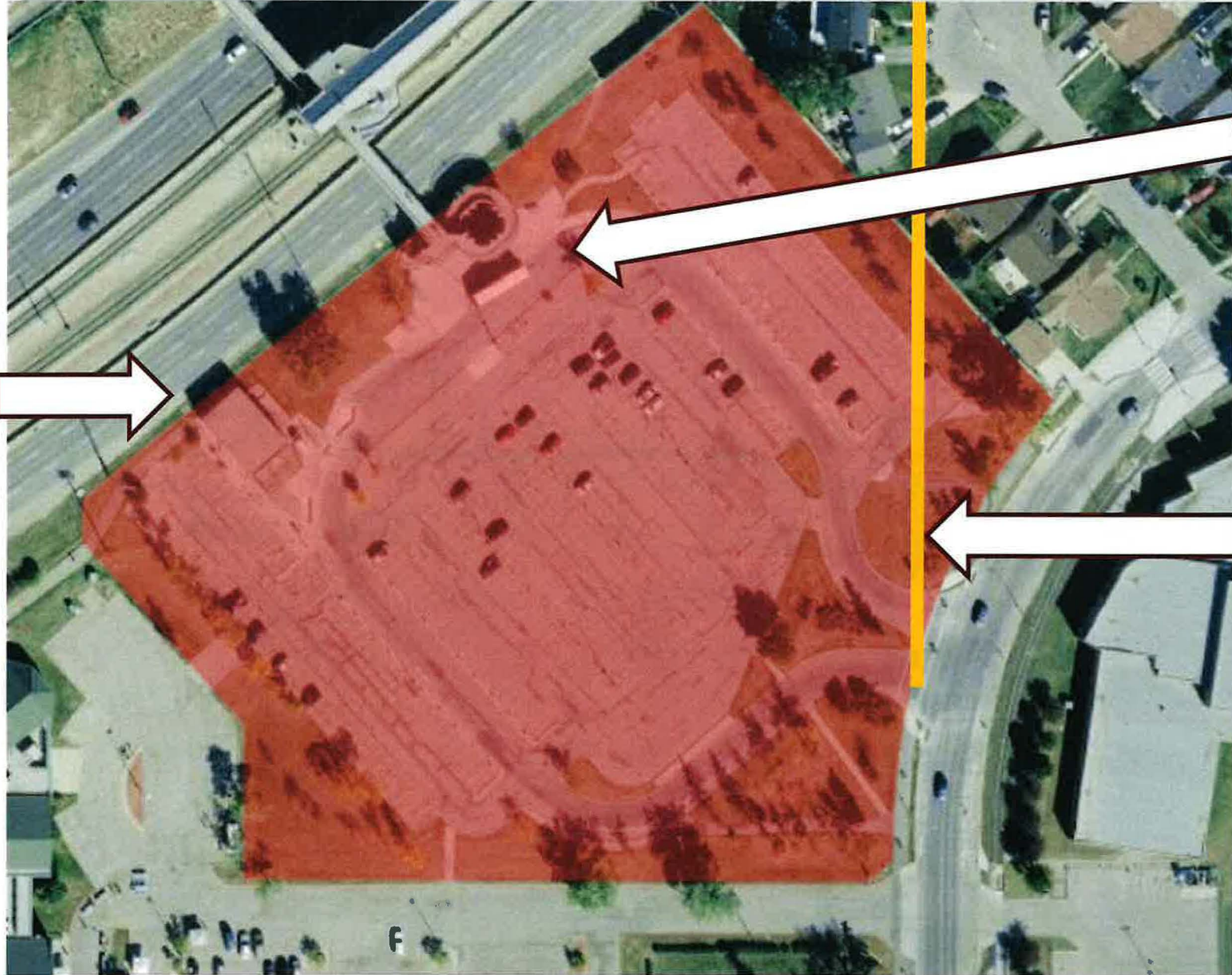


Site Photo Looking Southeast from West Corner of the Site 13



Site Photo Looking North from South Side of the Site





ENMAX Substation

South bus loop,
pedestrian
ramp/overpass

Approximate
Location of Utility
Right of Way

