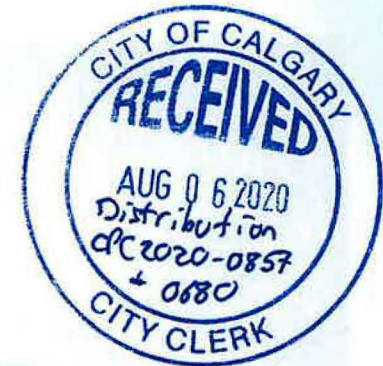
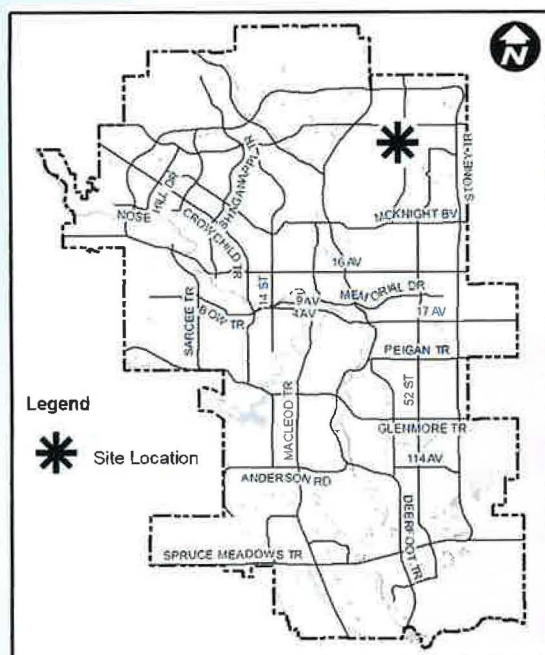




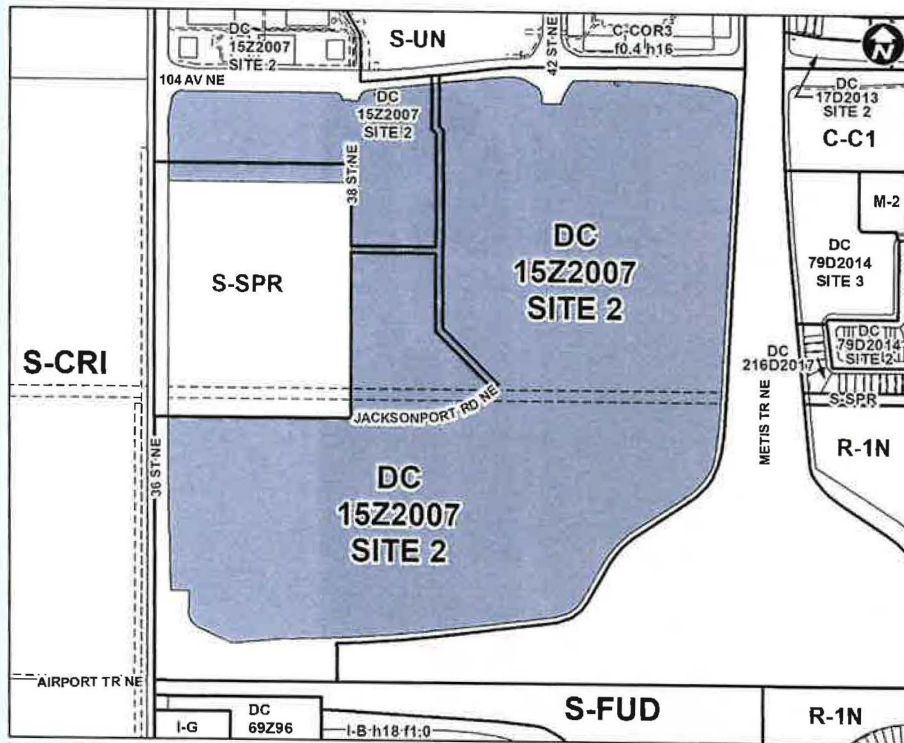
Calgary Planning Commission
Agenda Item: 7.2.8 and 7.2.9



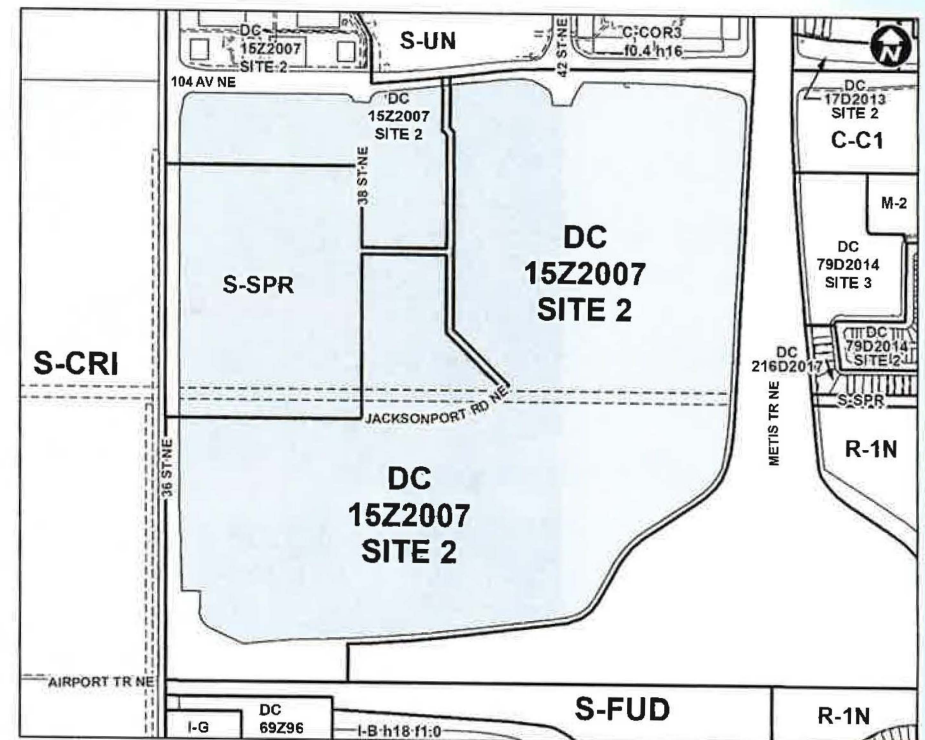
LOC2019-0123
Land Use and Policy
Amendment & Outline Plan



Land Use



Outline Plan



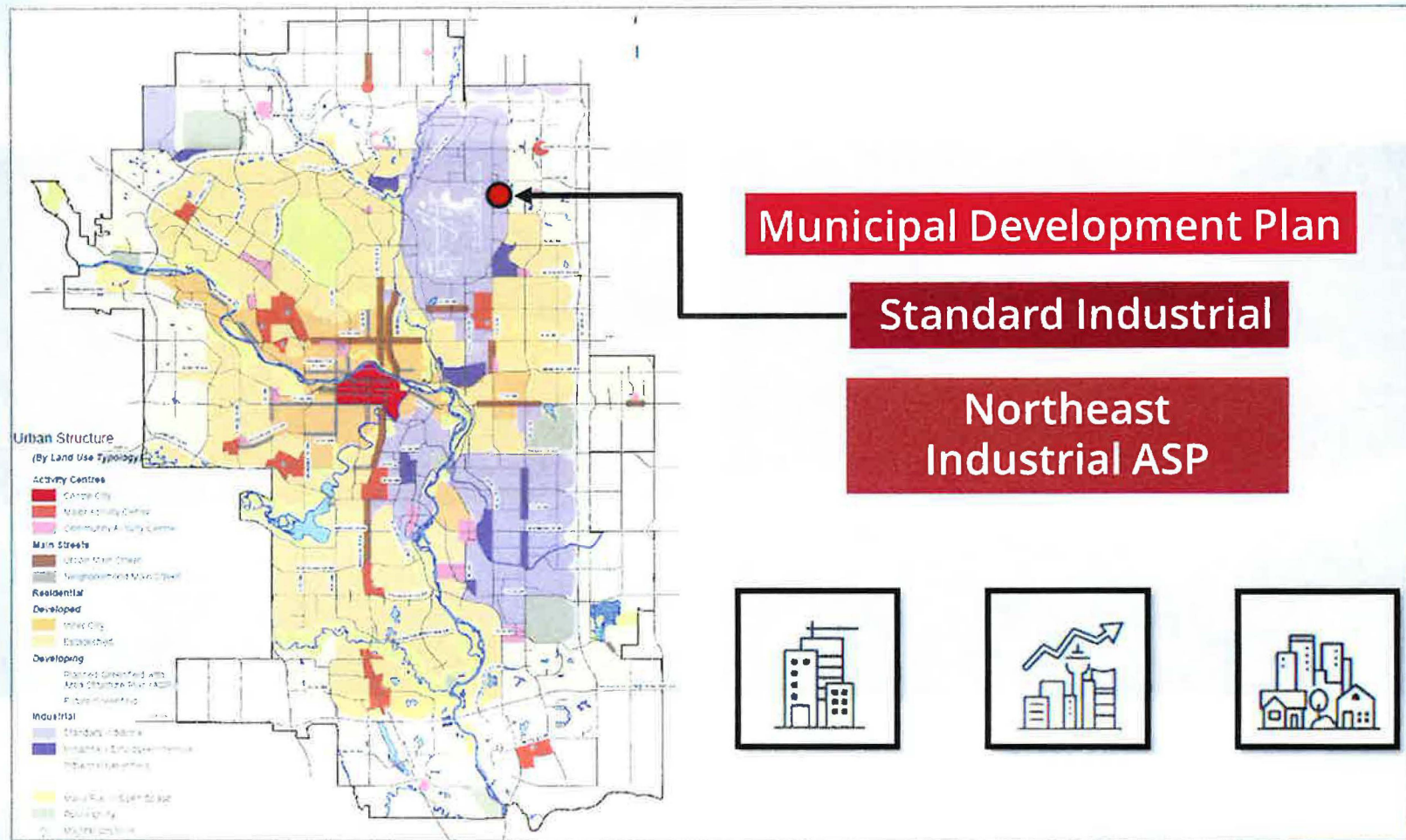


SW View

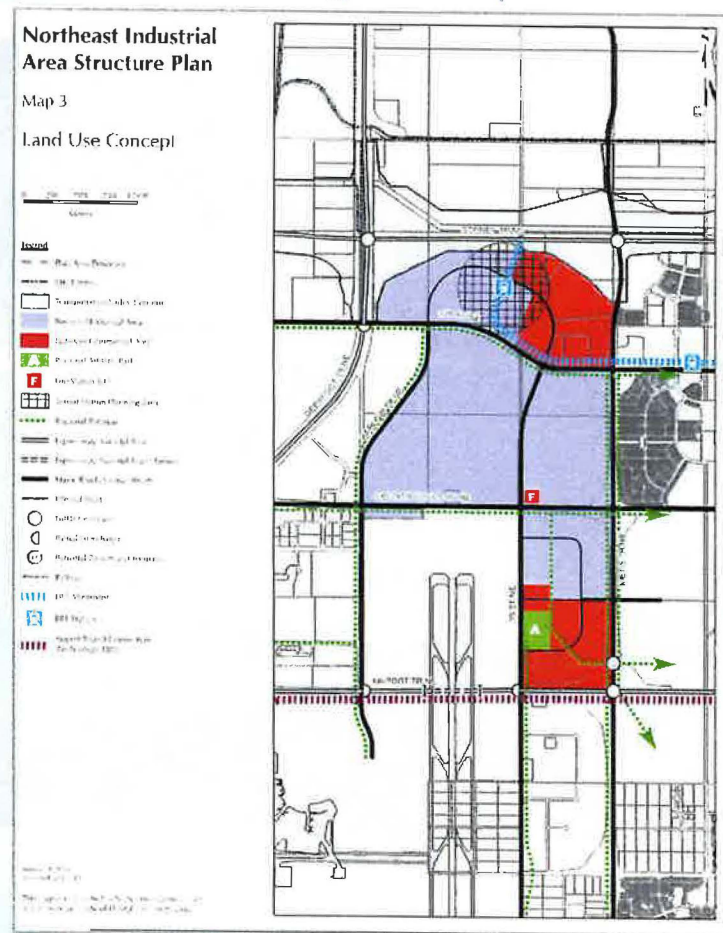


NW View

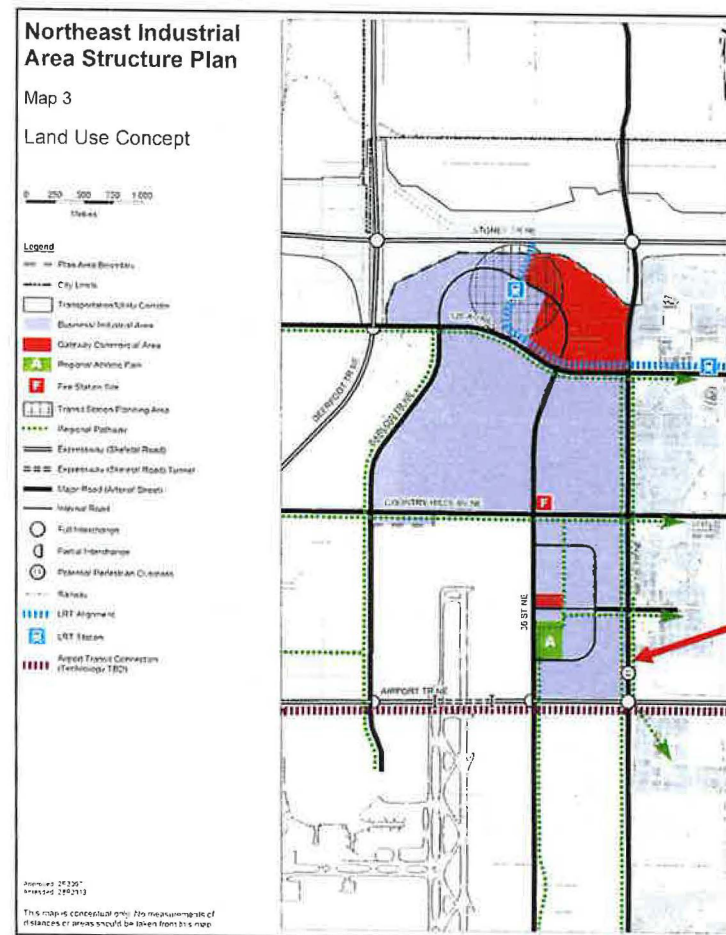




Existing ASP Map

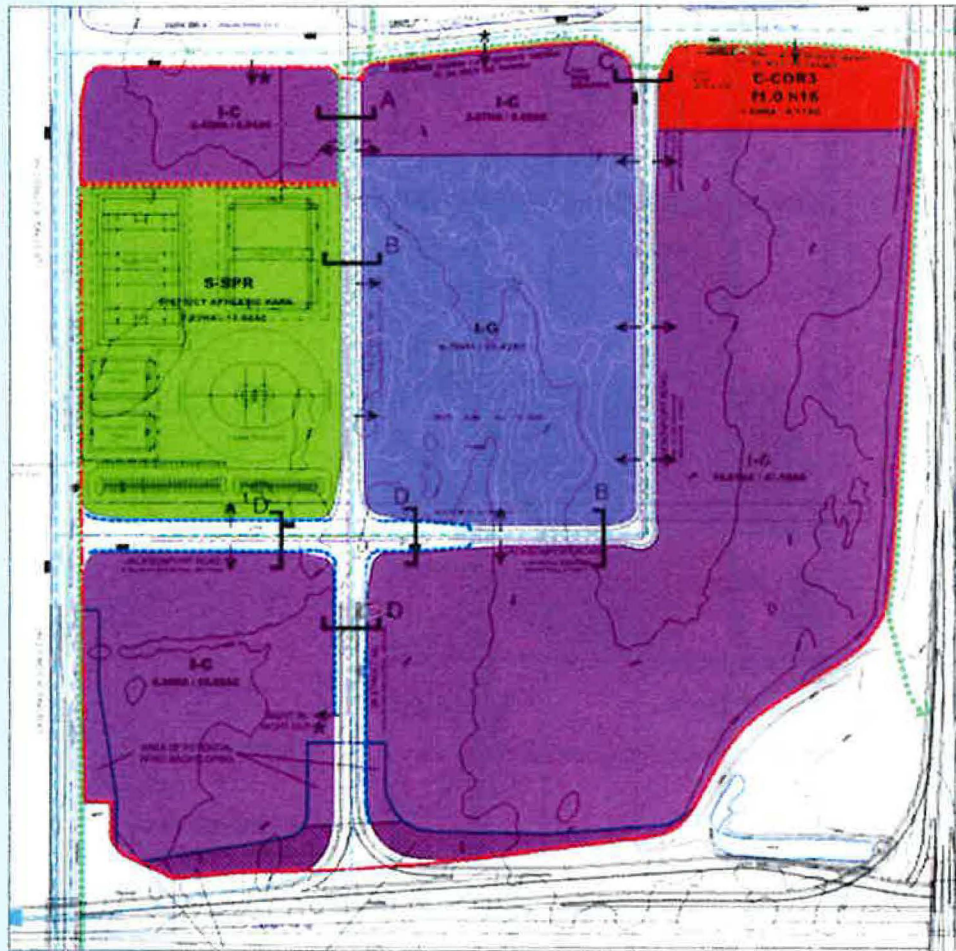


Proposed Amendment

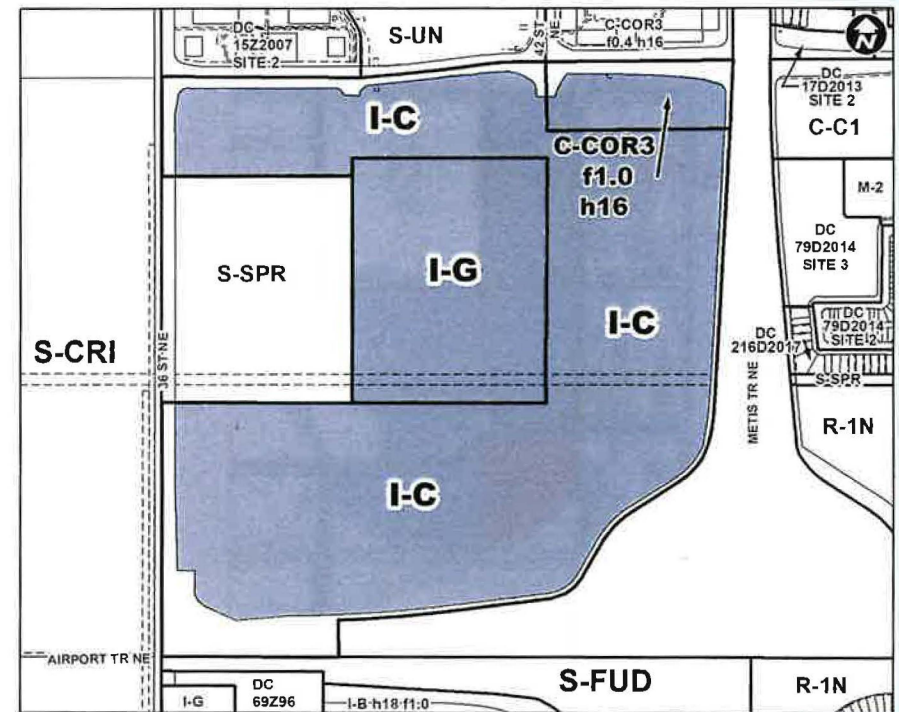


Subject Site

Proposed Outline Plan



Proposed Land Use



Public Response

- Application circulated to all relevant stakeholders
Two letters of support were received.
- Public Hearing Notification will be posted on site
and mailed out to adjacent land owners .

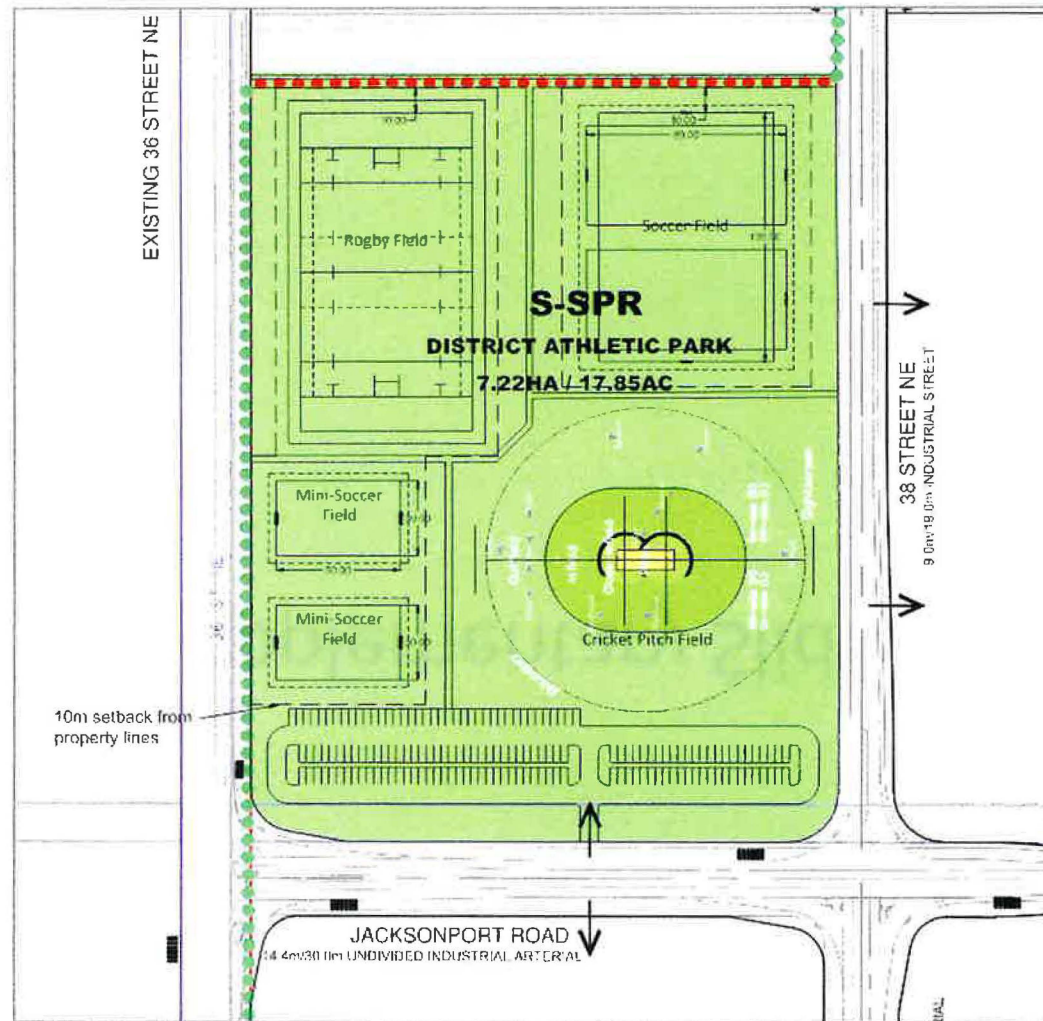
Administration Recommends:

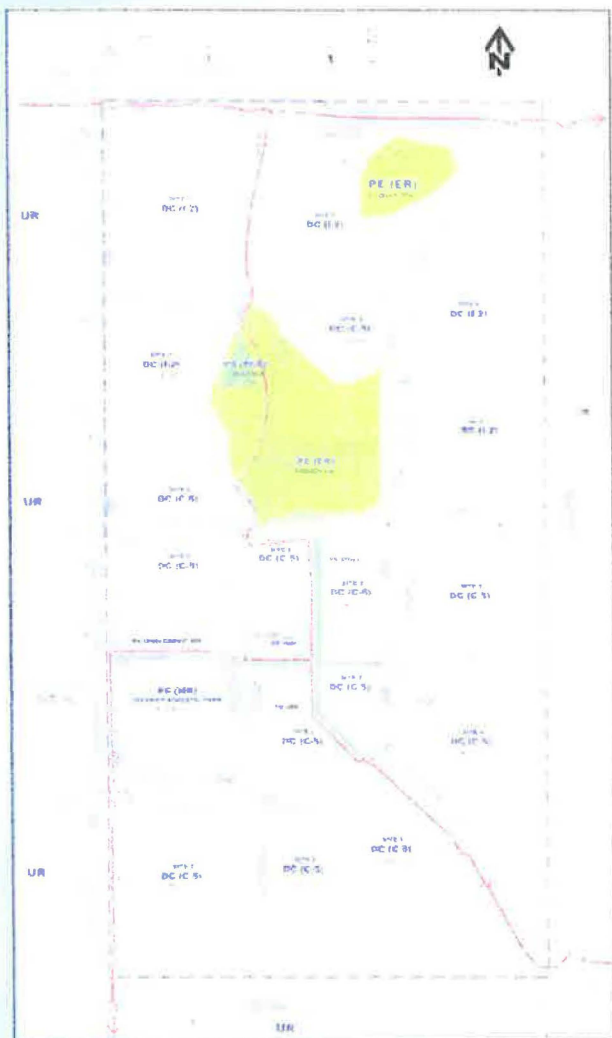
That Calgary Planning Commission APPROVE the proposed outline plan located at 4001 - 104 Avenue NE (Portion of Plan 1513083, Block 1, Lot 1) to subdivide 51.51 hectares $\pm$ (127.28 acres $\pm$), with conditions; and

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

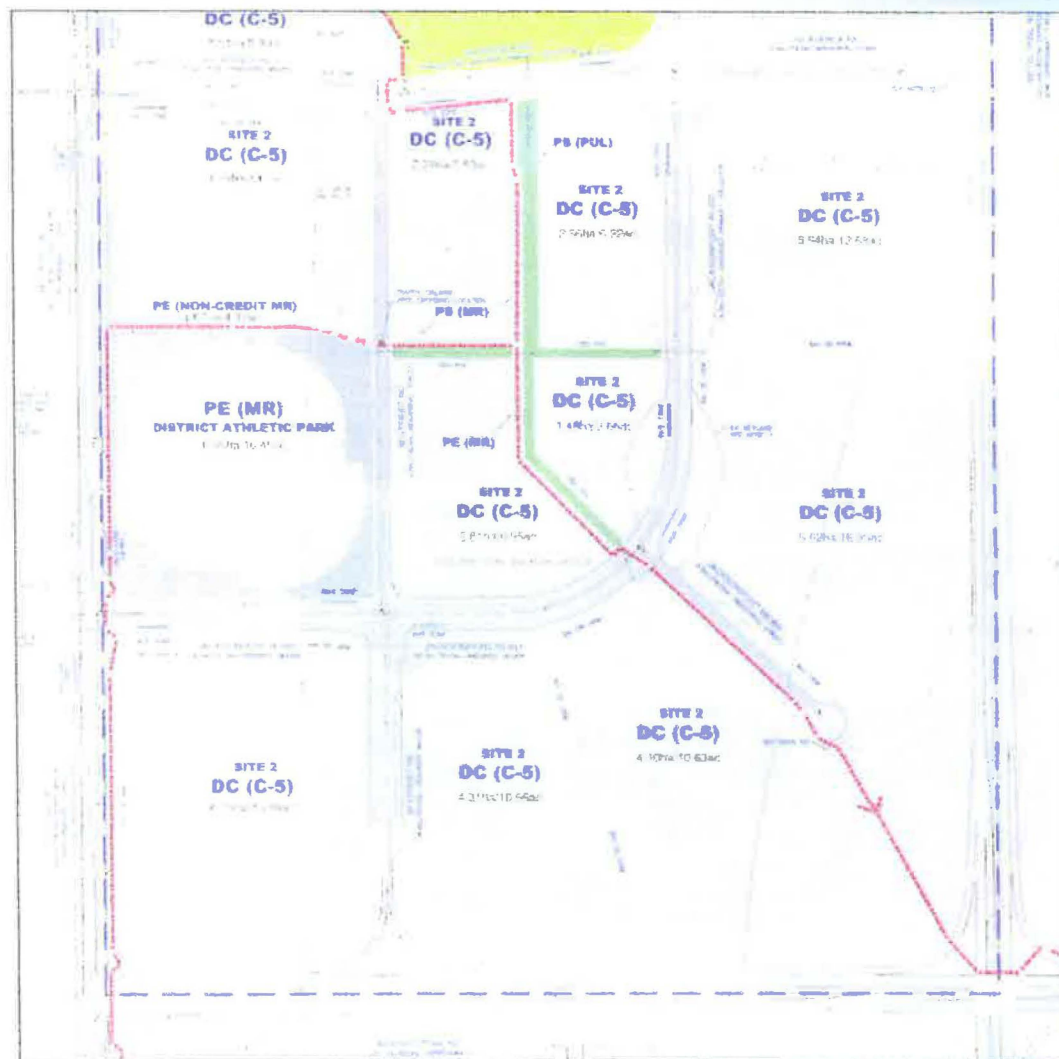
1. ADOPT, by bylaw, the proposed amendment to the Northeast Industrial Area Structure Plan,
2. Give three readings to the proposed bylaw,
3. ADOPT, by bylaw, the proposed redesignation of 43.61 hectares $\pm$ (107.76 acres $\pm$) located at 4001 - 104 Avenue NE (Portion of Plan 1513083, Block 1, Lot 1) from DC Direct Control District, Special Purpose – School, Park and Community Reserve (S-SPR) District to Industrial - General (I-G) District, Industrial – Commercial (I-C) District and Commercial – Corridor 3 f1.0h16 (C-COR3 f1.0h16) District, and
4. Give three readings to the proposed bylaw

Supplementary Slides



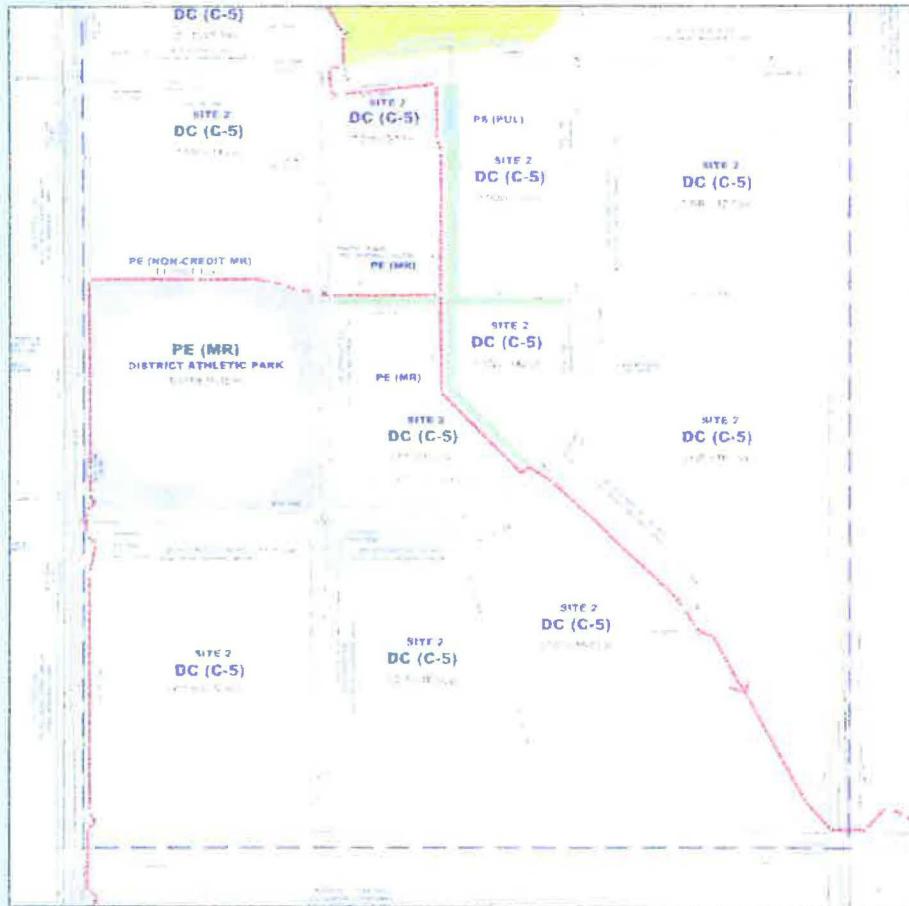


August 6, 2020

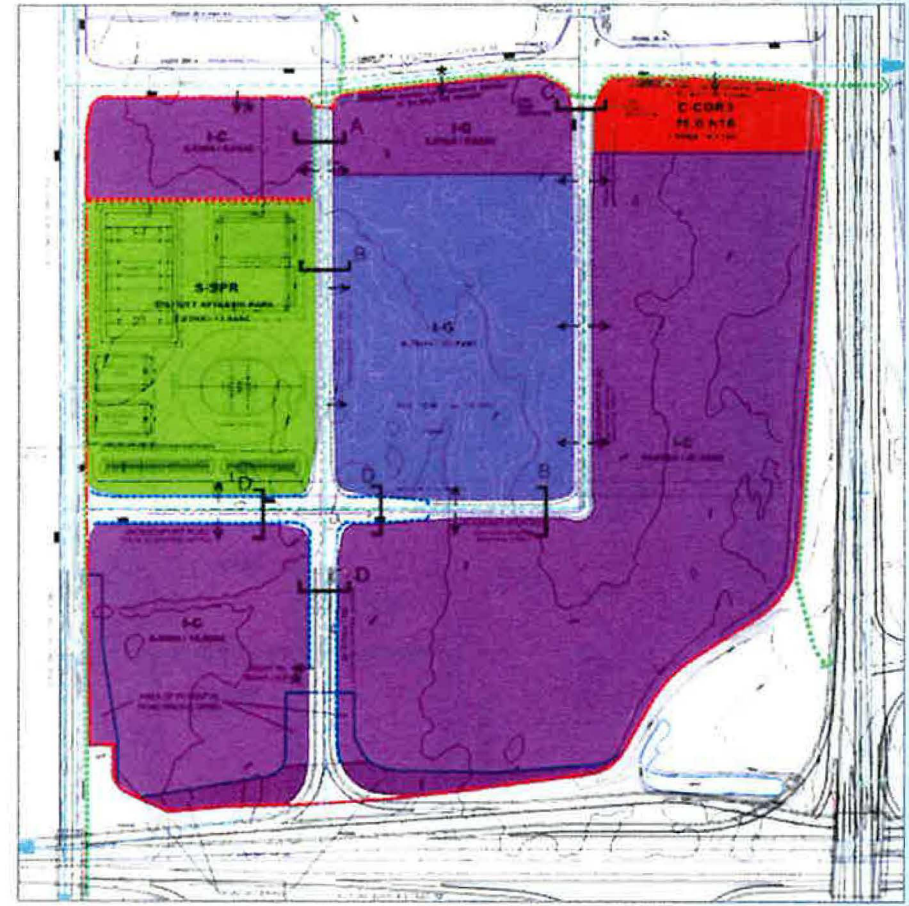


LOC2019-0123

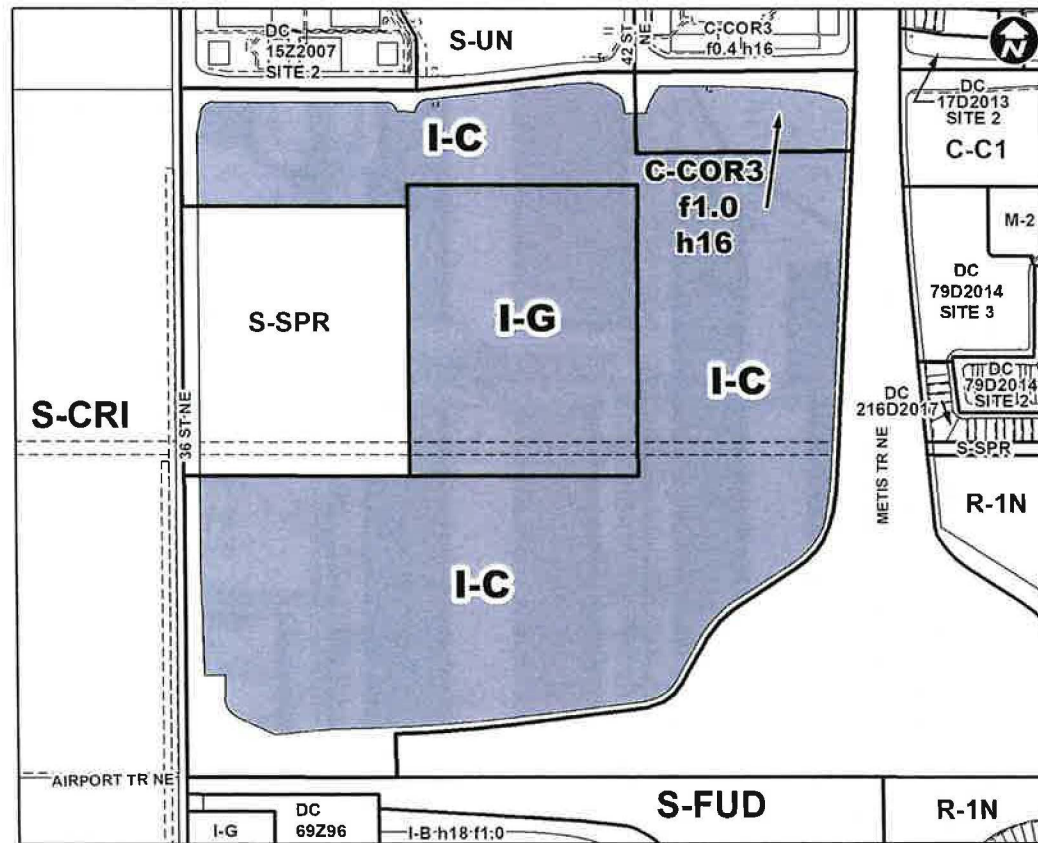
Existing Outline Plan

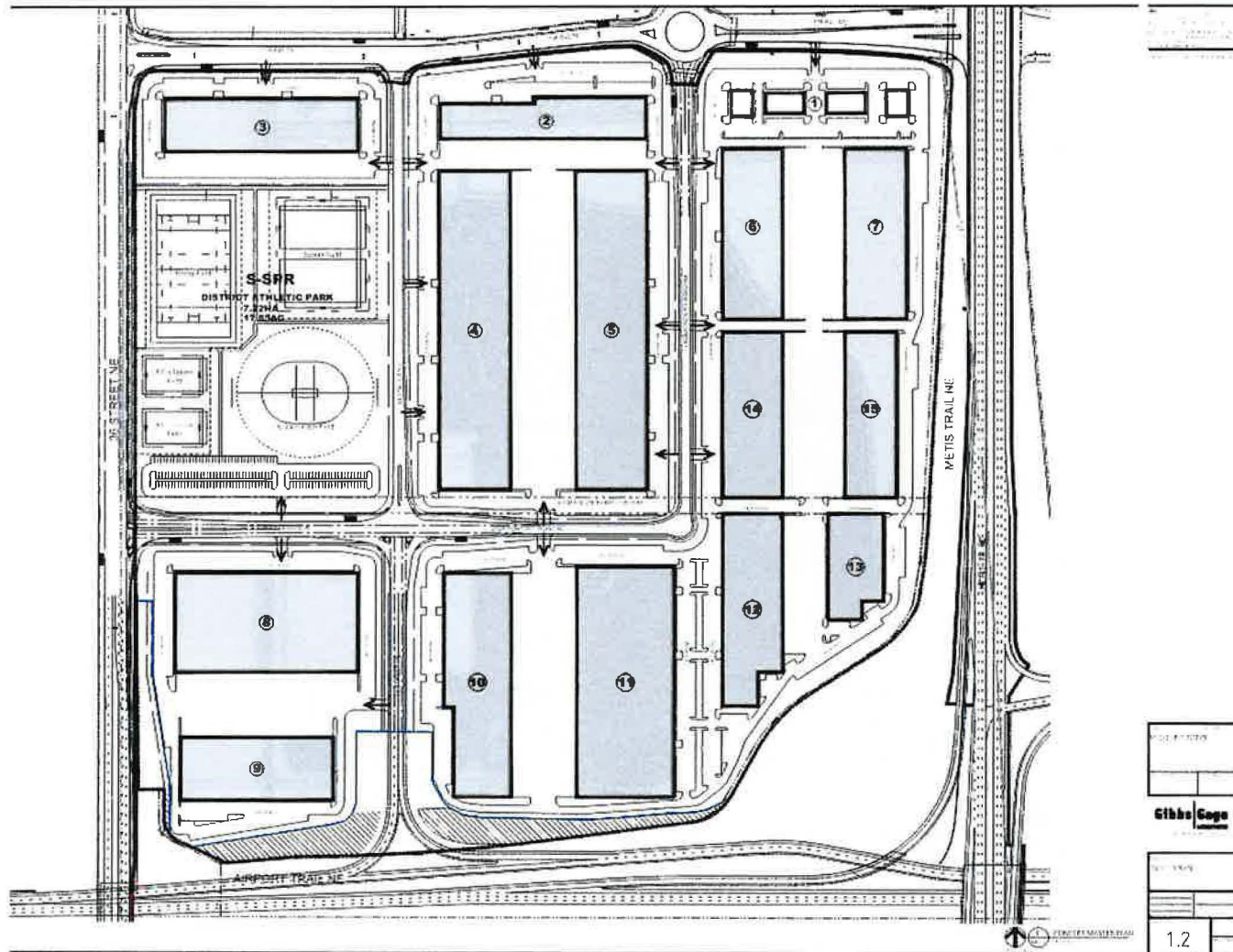


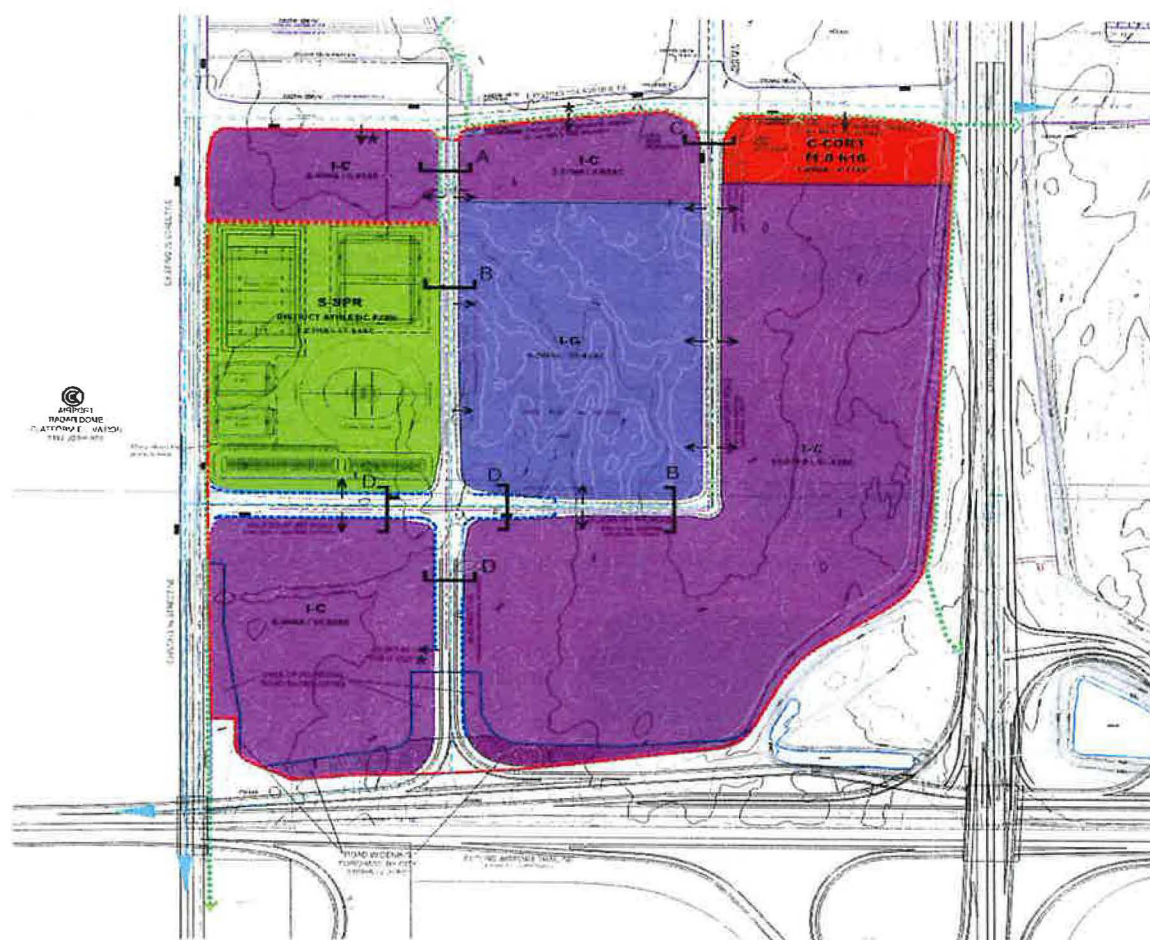
Proposed Outline Plan



Proposed Land Use







scale

N
1:4,000

0 50 100 150 200
SCALE 1:4000

prime consultant

b&a

B&A Planning Group
800 315-97 Ave SW
Calgary, Alberta T2P 1K3 (403) 262-4400
403 269 4733 403 262 4400

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client:

BentallGreenOak

revisions:

no	date	description
1	10 Nov 2019	initial design
2		
3		
4		

municipal address:

4001-104 Avenue NE

legal description:

Plan 1513083; Block 1; Lot 1

file info:

project no	C2245
drawn by	TZ/ES
start date	Feb 01, 2019
current date	Jul 27, 2020

file description:

pre-appro
LOC

location map:

LOC2019-0123

project

Elevation Landing Industrial

sheet title

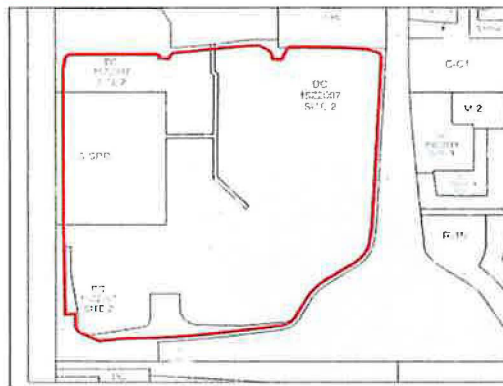
Outline Plan & Land Use Redesignation

exhibit no

1.0

* Subject Site

Existing Land Use Map:



Proposed Land Use Map:



Land Use Redesignation Map:



OUTLINE PLAN STATISTICS

	Ha	Acs	
Total Area	51.51	127.28	
Road Widening Purchase by City	0.92	2.27	
Gross Development Area	50.59	125.01	100%
INDUSTRIAL			
I-C Industrial - Commercial District	30.18	74.57	59.7%
I-G Industrial General District	8.26	20.42	16.3%
COMMERCIAL			
C-COR3 f1.0 h16 Commercial-Corridor 3 District	1.69	4.17	3.3%
OPEN SPACE			
S-SPR Special Purpose-School, Park Community Reserve District	7.22	17.84	14.3%
Road Areas	3.24	8.01	6.4%

LAND USE REDESIGNATION

FORM	TO	Ha	Acs
TOTAL AREA		51.51	127.28
DC15Z2007 SITE2	I-G	8.84	21.84
	I-C	31.59	78.06
	C-COR3 f1.0 h16	1.77	4.37
S-SPR	I-C	0.97	2.40
	I-G	0.44	1.09
TOTAL LAND USE CHANGES (FOR FEES)		43.61	107.76
NO LU CHANGE AREA		7.90	19.52

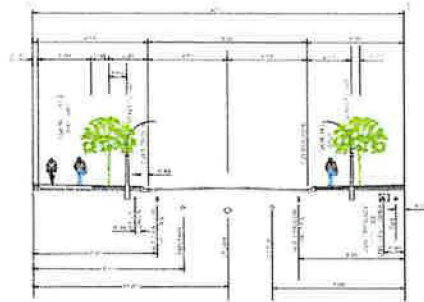
Proposed Land Use Boundary
 Proposed Land Use (Net)
 I-C Proposed Land Use



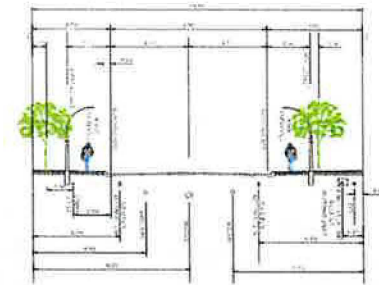
BentallGreenOak

Elevation Landing Industrial
Land Use Redesignation & Statistics

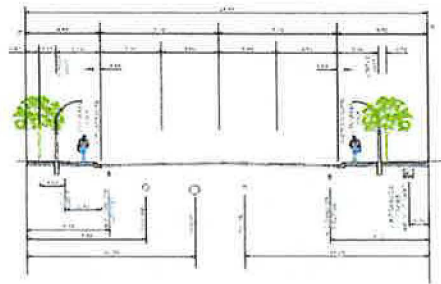
4001-104 Avenue NE
Plan 1513083: Block1; Lot1
July 2020



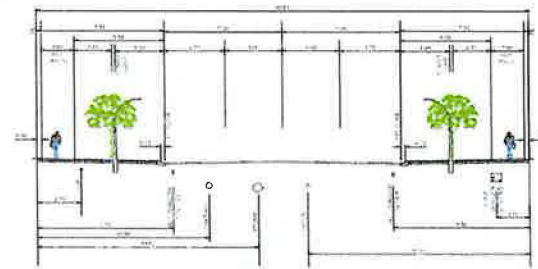
"A" 9m/21.0m MODIFIED INDUSTRIAL STREET
3m multi use pathway and 1.5m mono sidewalk



"B" 9m/19m MODIFIED INDUSTRIAL STREET
mono sidewalk both sides



"C" 14.4m/24.40m MODIFIED
INDUSTRIAL STREET (varies)
with mono sidewalk both sides



"D" 14.4m/30m MODIFIED INDUSTRIAL ARTERIAL STREET
with separate sidewalk both sides



1:10,000



BentallGreenOak 

**Elevation Landing Industrial
Cross Section**

4001-104 Avenue NE
Plan 1513083, Block1, Lot1
July 2020

Land Use Area



Outline Plan Area

