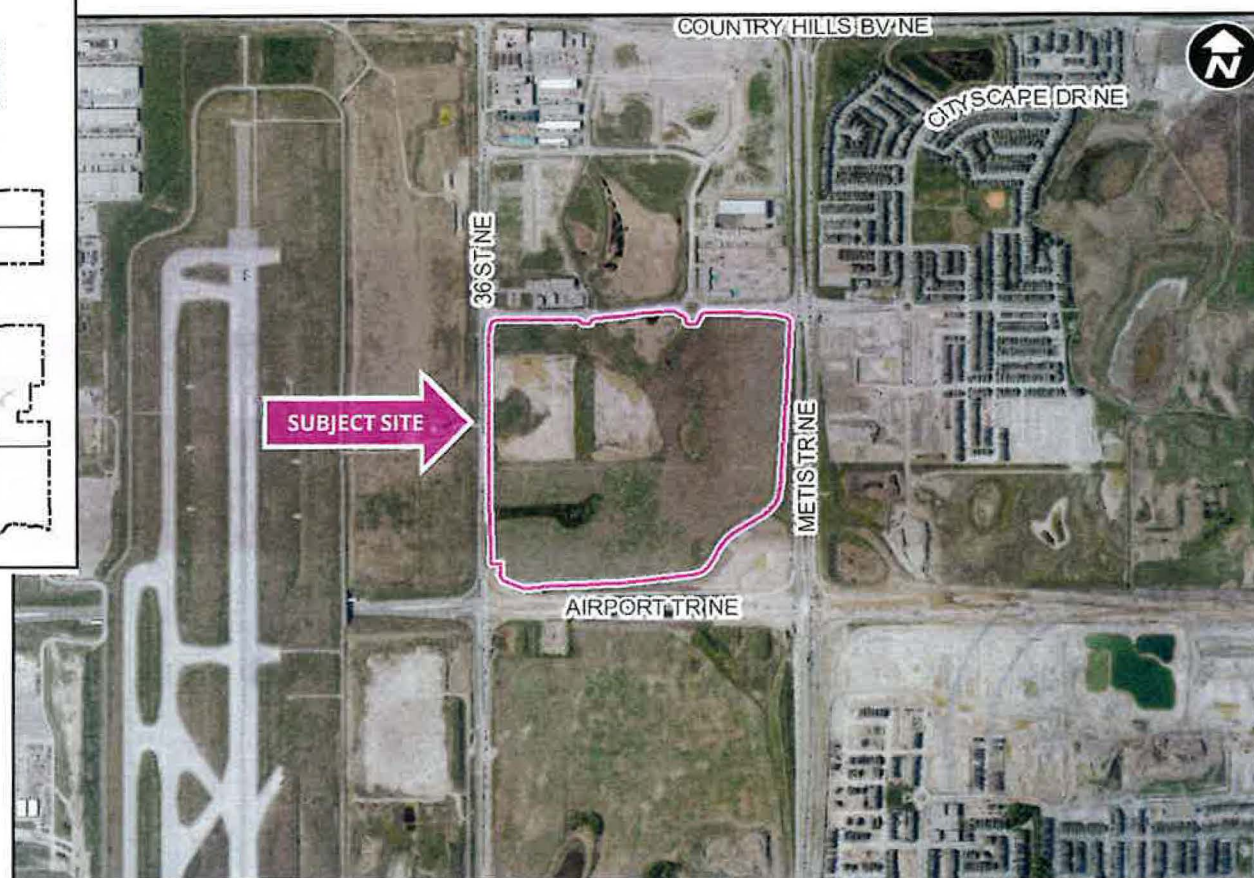
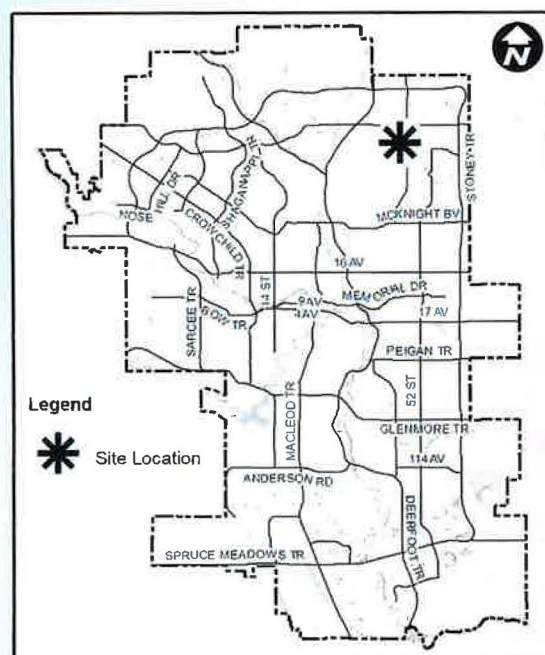




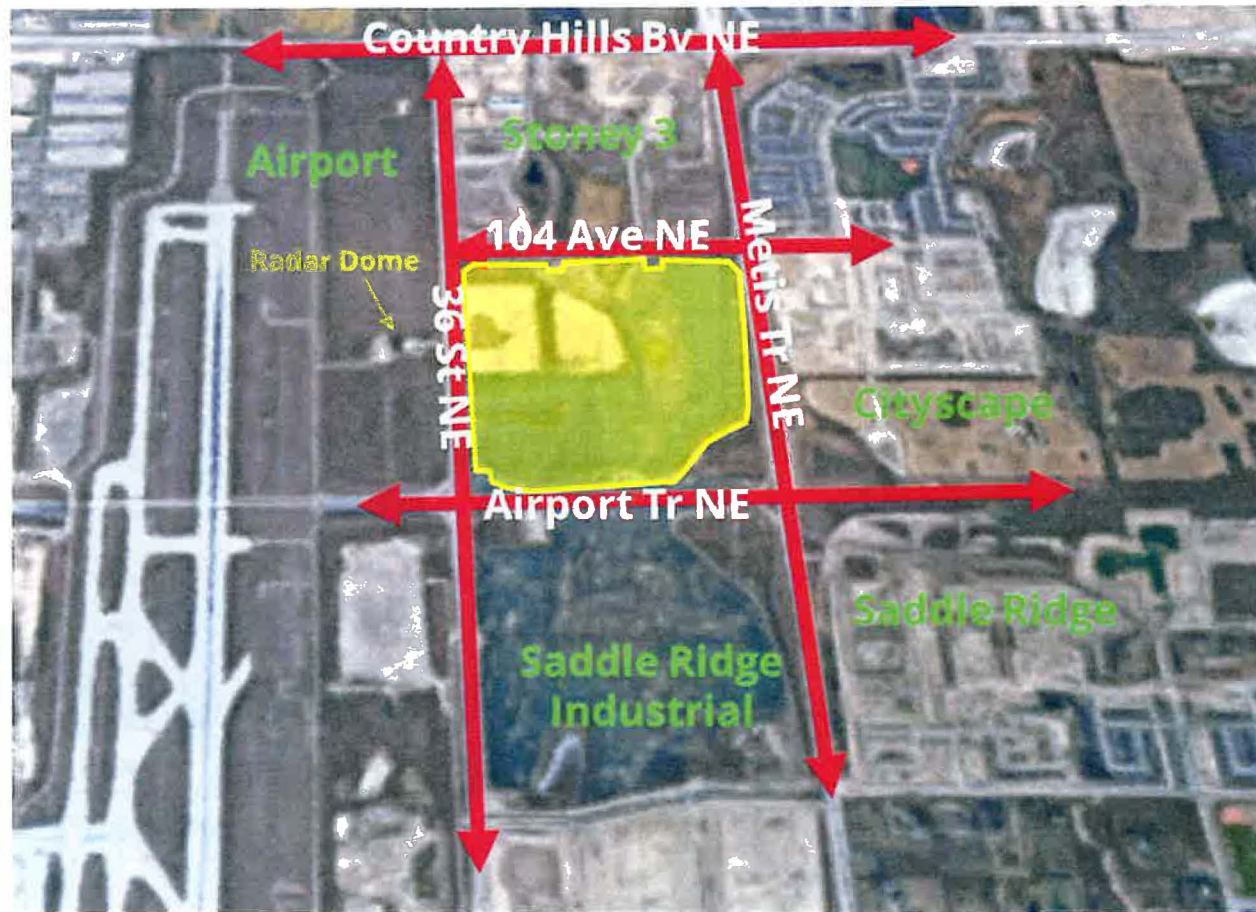
Calgary Planning Commission
Agenda Item: 7.2.8 and 7.2.9



LOC2019-0123
Land Use and Policy
Amendment & Outline Plan



Outline Plan

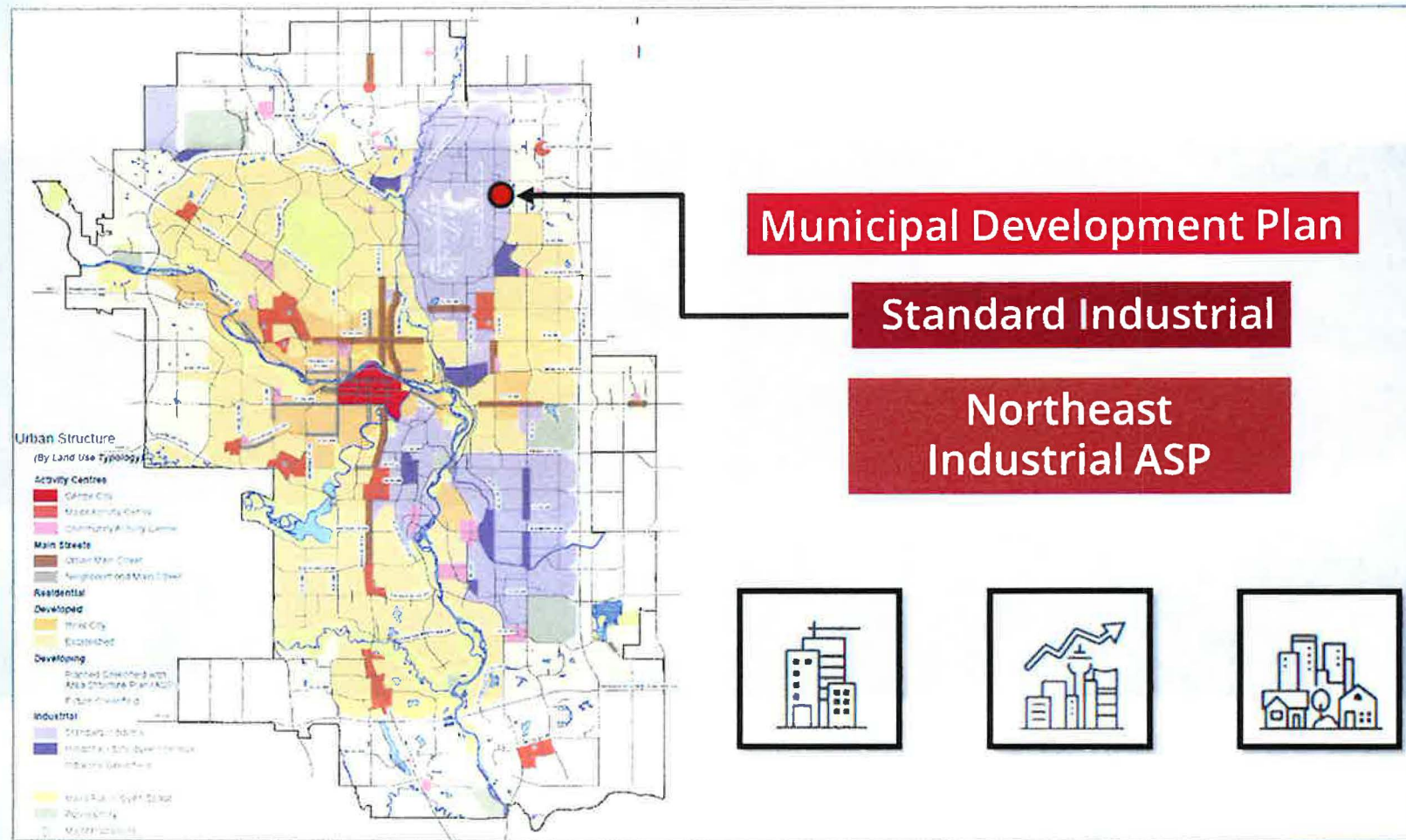


SW View

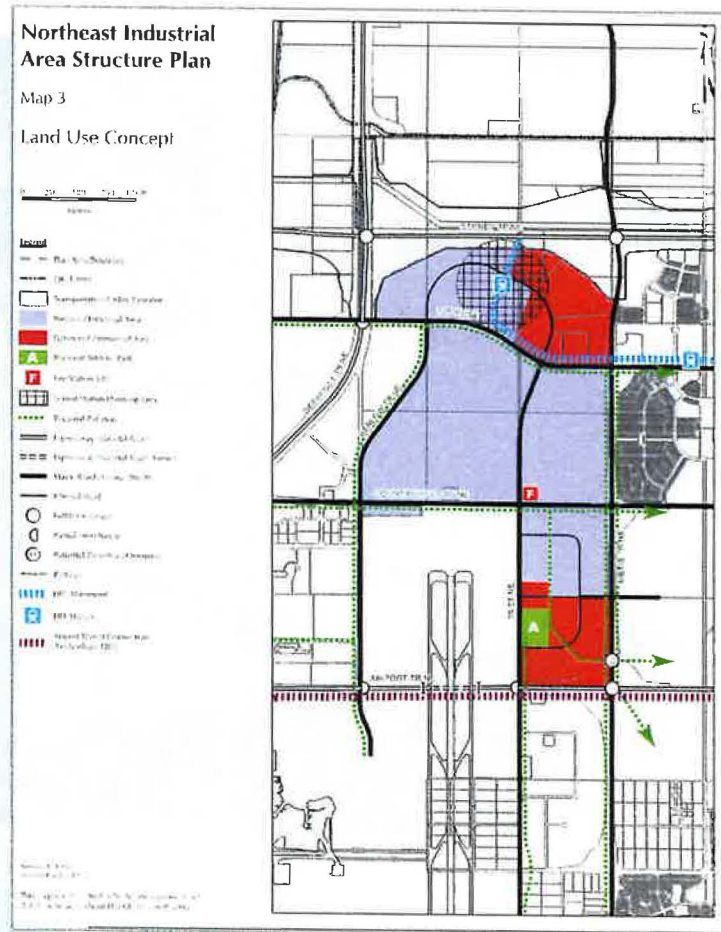


NW View

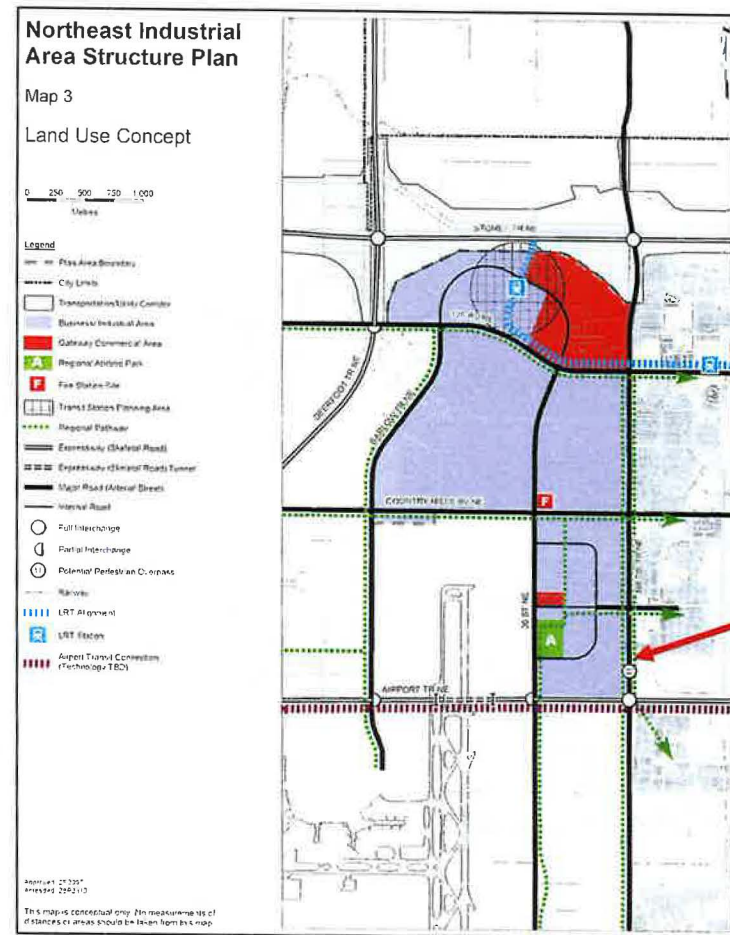




Existing ASP Map

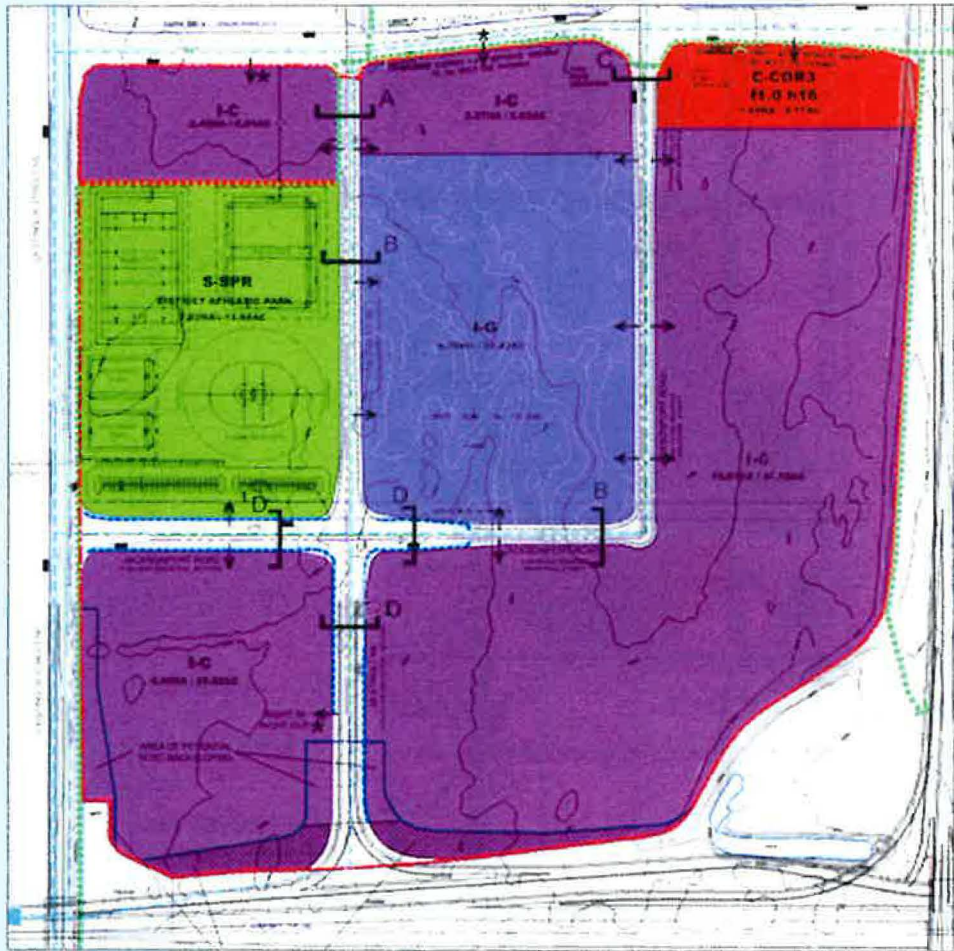


Proposed Amendment

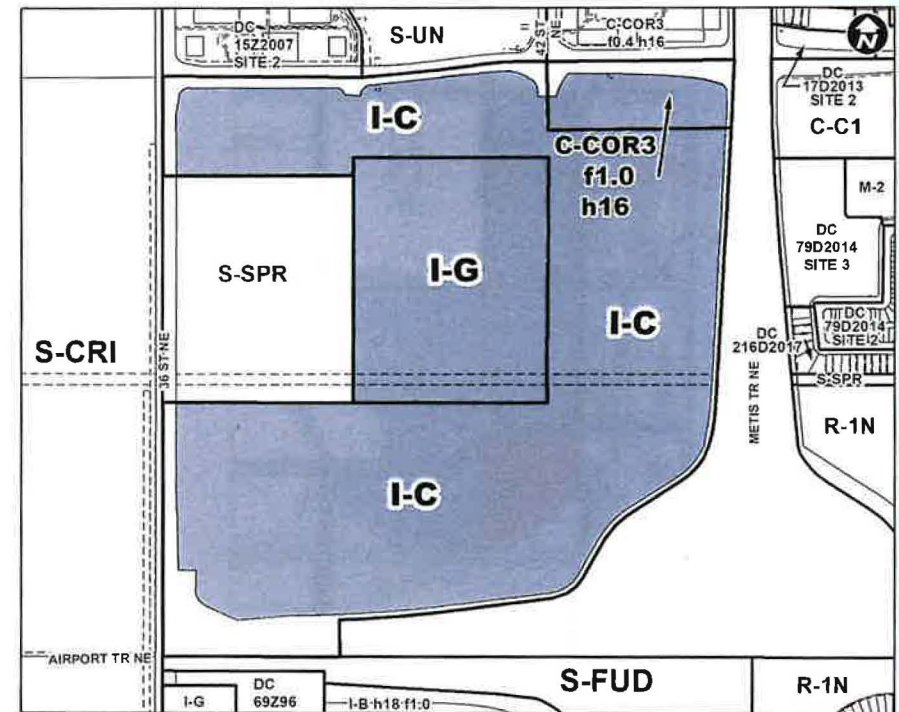


Subject Site

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



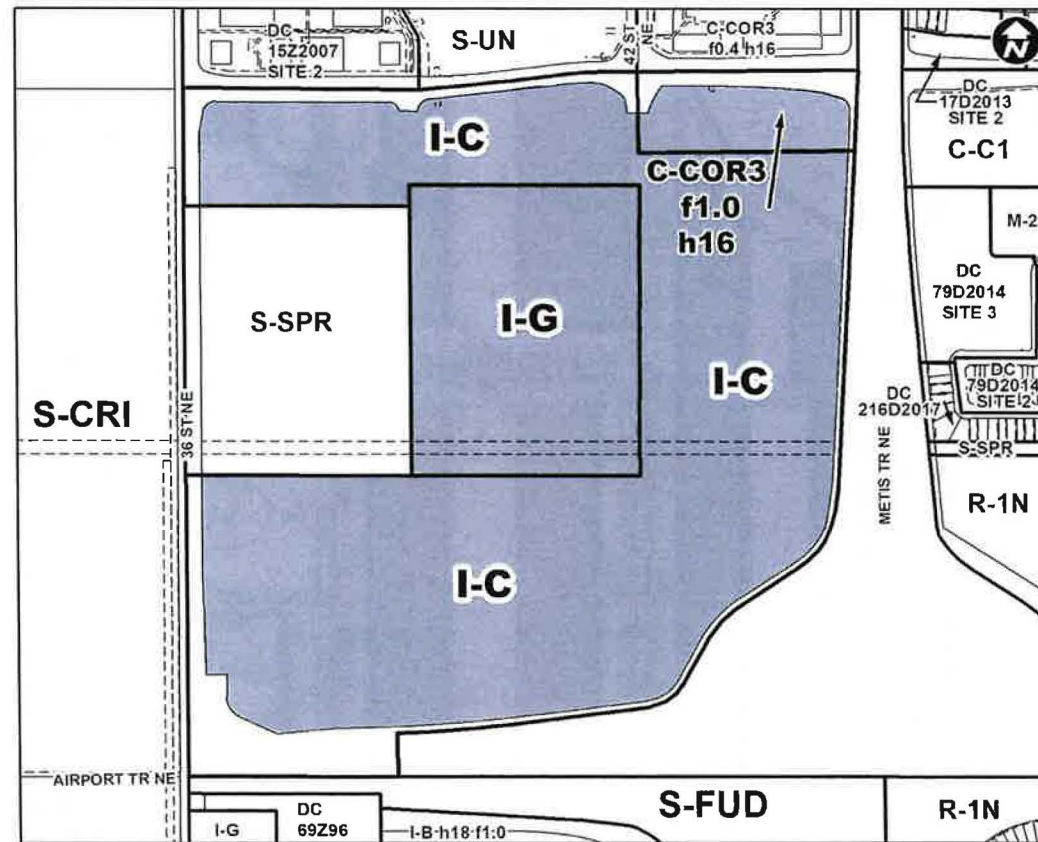
Existing Outline Plan

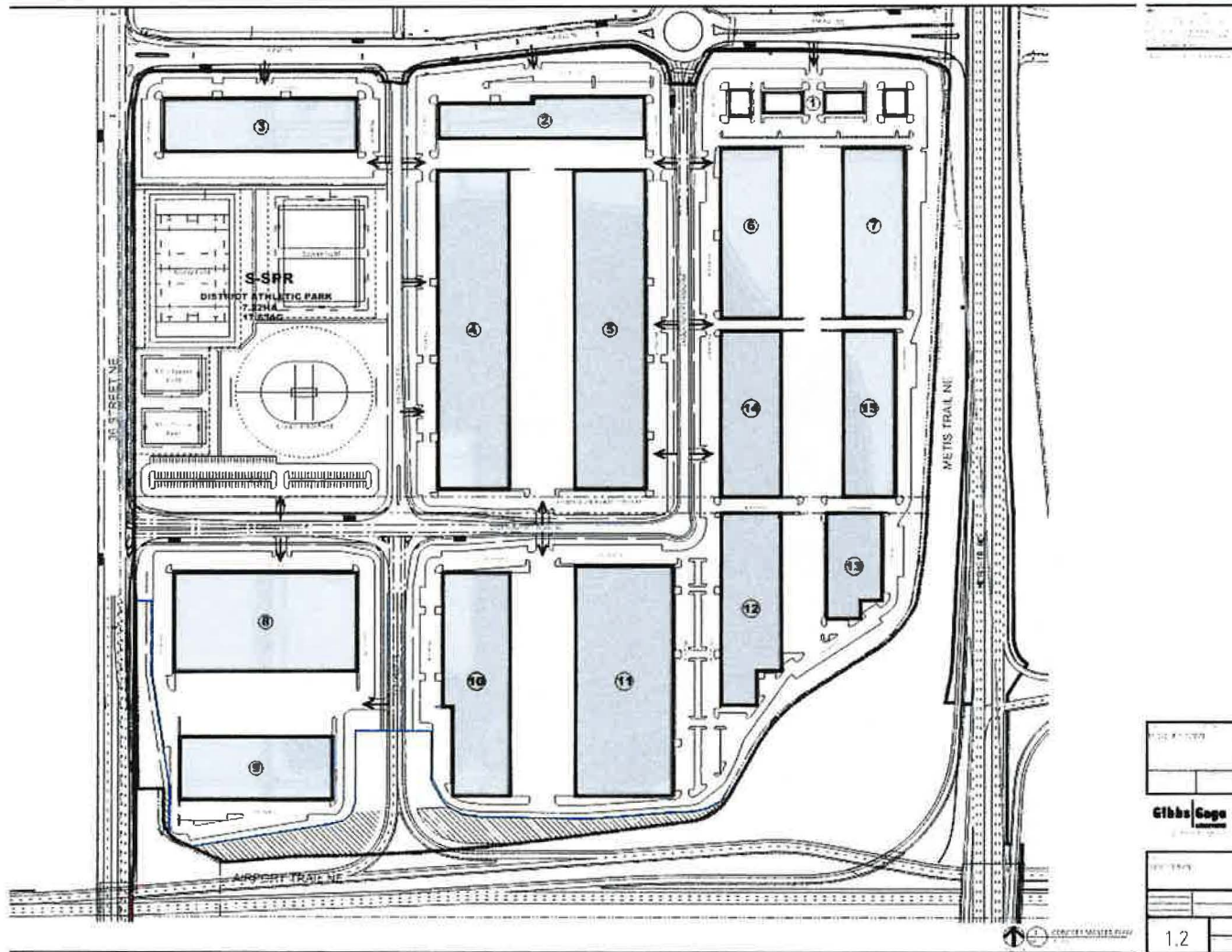


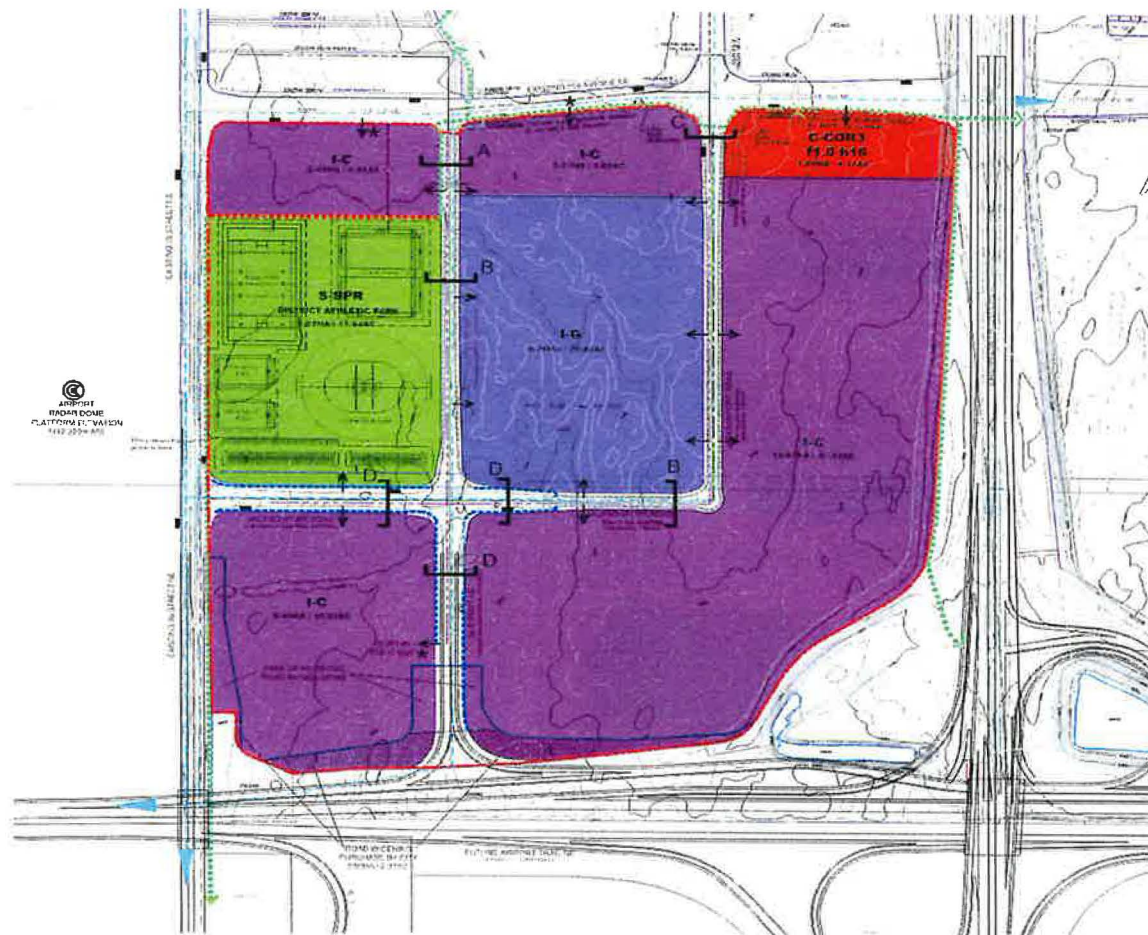
Proposed Outline Plan



Proposed Land Use







scale  1:4,000



prime consultant
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client:
BentallGreenOak 

revisions:

no	date	description
1	01 Jun 2019	
2		
3		
4		

municipal address:
 4001-101 Avenue NE

legal description:
 Plan 1513D83; Block 1; Lot 1

file info:
 project no: C2245
 drawn by: J.T./J.S.
 start date: Feb 01, 2019
 current date: Jul 27, 2020

file description:
 pre-app: _____
 LOC: LOC2019-0123

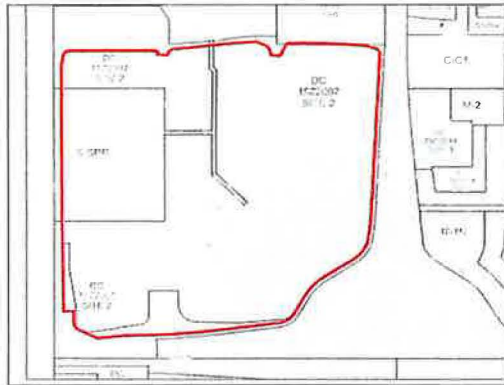
location map:


Elevation Landing Industrial

sheet title
Outline Plan & Land Use Redesignation

exhibit no
1.0

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
DC1522007 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)
 Proposed Land Use



BentallGreenOak

Elevation Landing Industrial
Land Use Redesignation & Statistics

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

The plan view shows two identical rectangular plots separated by a central vertical strip. Each plot has a width of 10m and a depth of 15m. A tree is located at the bottom center of each plot, with a person icon standing next to it. The overall dimensions of the entire area are 30m wide and 15m deep.



1001-104 Avenue NE
Plan 1513083 Block1; Lot1
July 2020

Land Use Area



Outline Plan Area

