

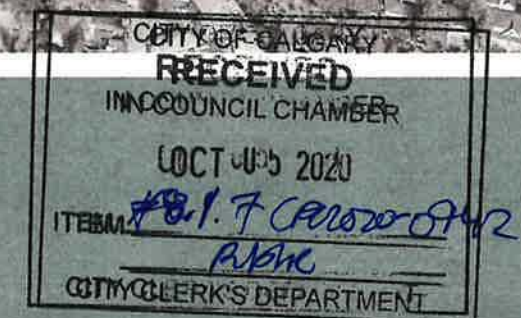


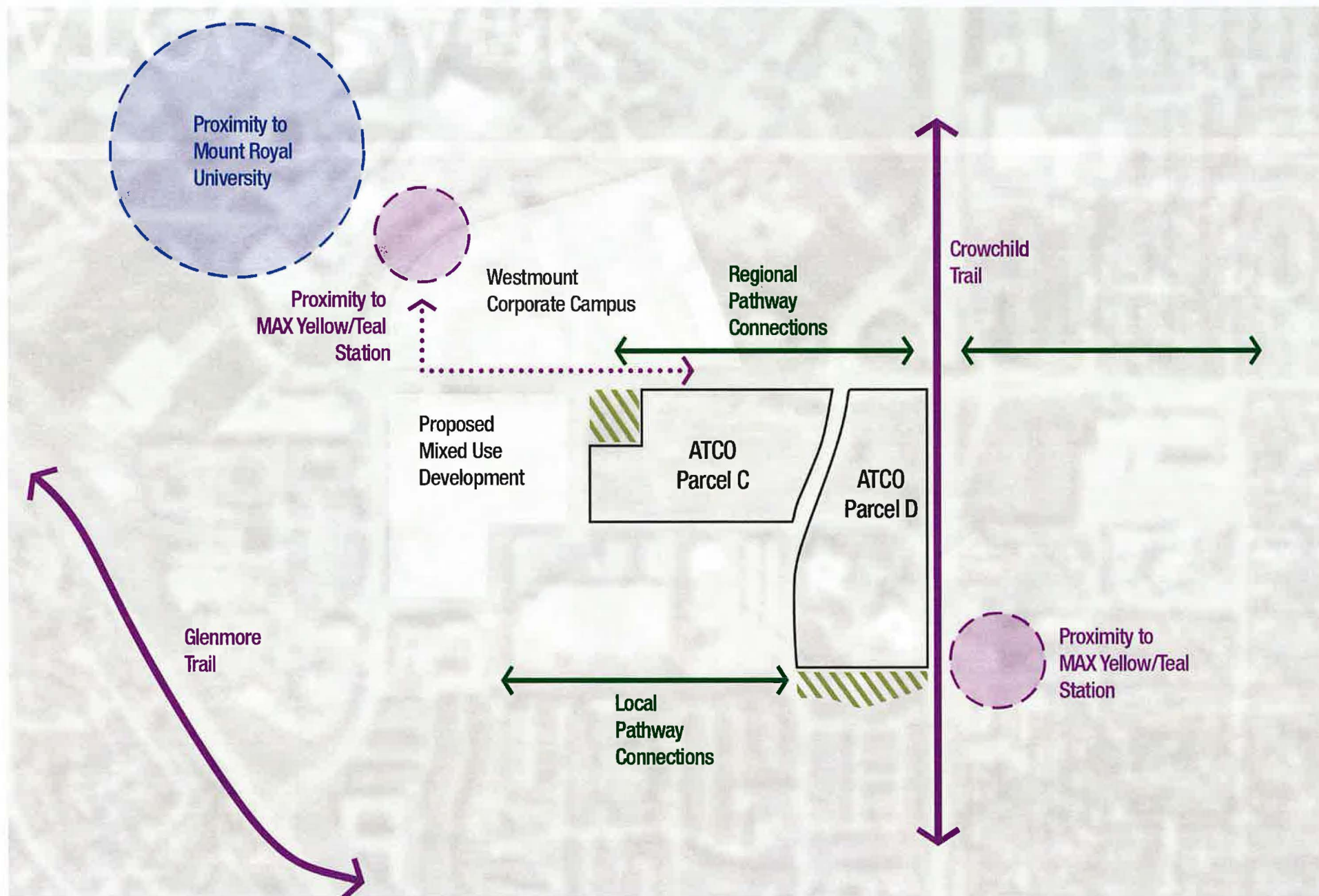
ATCO PARK

Council Presentation

Land Use Amendment (LOC2020-0012)

October 5, 2020

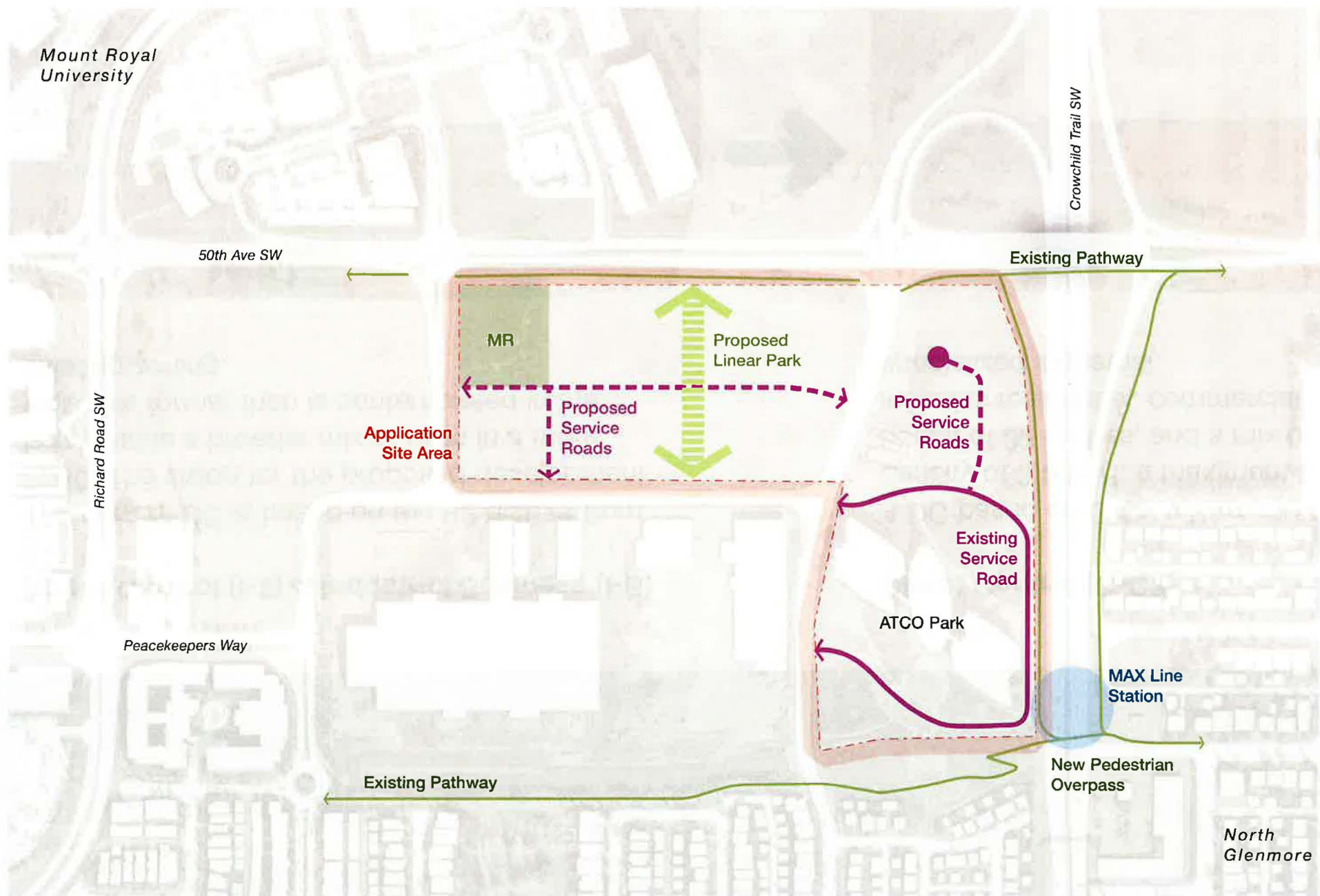




ATCO PARK LAND USE AMENDMENT

The proposed land use enables a development that will:

- Increase housing supply near existing education institutions and employment areas
- Generate new employment, positioning the area as a key employment hub in Calgary
- Improve connectivity throughout the area, with an emphasis on walkability, biking, and access to transit
- Support transit ridership by increasing housing and employment near two BRT routes
- Complement nearby established communities by bringing new community amenities and services to the area



Project Principles:

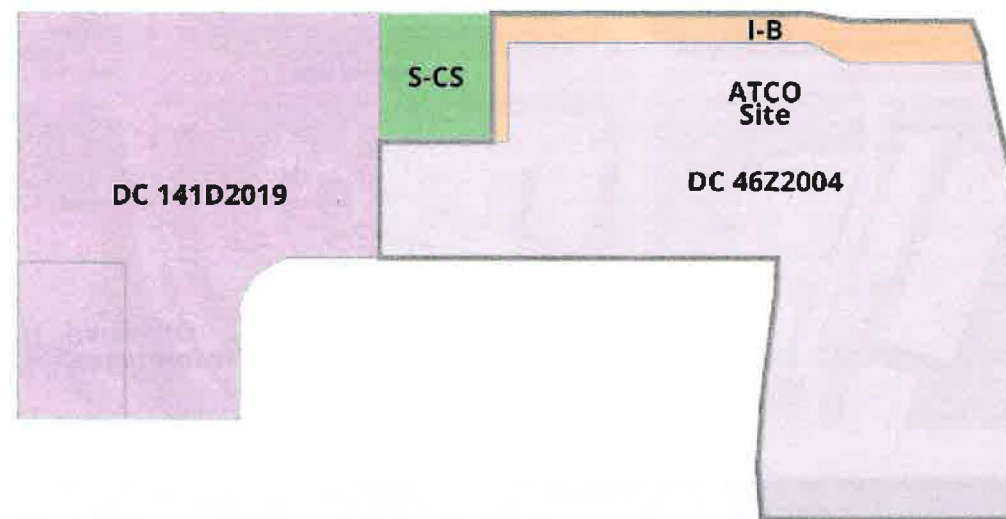
- Increase housing options, employment opportunities, and community amenities for residents of SW Calgary
- Ensure a high-quality public realm with an emphasis on connectivity, livability, and active streetscapes
- Showcase best practices in integrating residential and industrial uses to create a one-of-a-kind employment hub
- Demonstrate a progressive and sustainable approach to city-building that focuses on people, healthy lifestyles, and environmental stewardship

Land Use Amendment

O2

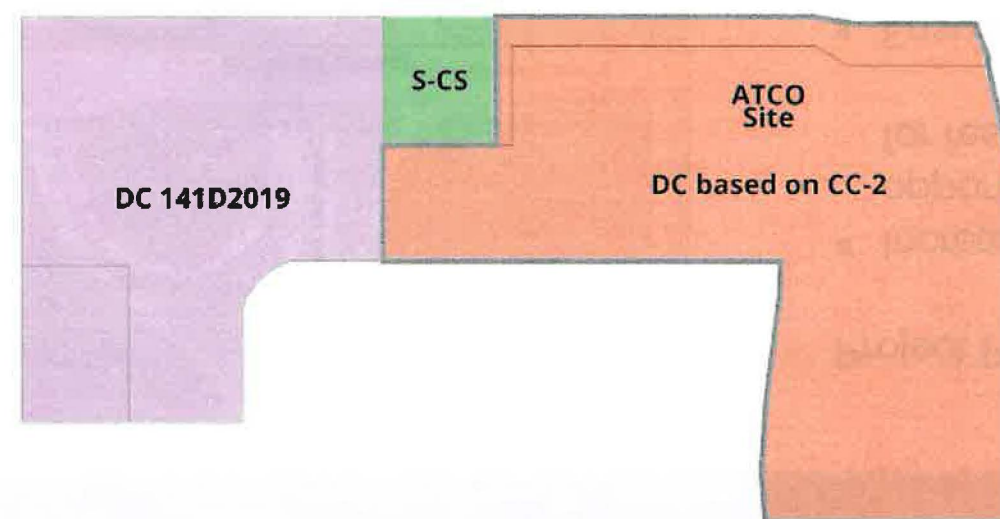
Direct Control (I-2) & Industrial Business (I-B)

The current DC is based on the I-2 district from 2p80. The vision for the proposed development is to enable a broader mix of uses in a more walkable format than is contemplated in the existing zoning.



Direct Control (C-C2)

A DC based on C-C2 will enable a maximum density of 3.0 FAR, a maximum building height of 32 metres, and a mix of uses that includes residential, commercial, and light/specialized industrial.

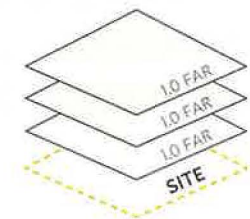


DC HIGHLIGHTS:

Maximum Height:
32 m



Maximum Floor Area Ratio:
3.0 FAR



Permitted Uses:
Those listed in C-C2

Discretionary Uses:
Those listed in C-C2, with the addition of:

- Assisted Living
- Community Recreation Facility
- General Industrial - Light
- Health Services Laboratory - w/o Clients
- Specialized Industrial

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O2

ATCO Park
Land Use Amendment

50 Peacekeeper's Gate SW

On behalf of ATCO, O2 Planning + Design has submitted a land use amendment (rezoning) application to redesignate this site. The rezoning will enable the development of a one-of-a-kind mixed-use community with opportunities to live, work, and play. The development will set a new standard for employment hubs in Calgary by integrating residential and commercial uses with light and specialized industrial activity, research and development, and innovative enterprises.

Surrounded by education institutions, employment opportunities, and established communities, the ATCO lands present a unique opportunity for redevelopment.

Share Your Comments

Have Your Say!

We value your feedback and would love to hear your thoughts on this project.

Please provide your comments below to be submitted to the City of Calgary:

Name *

First Name

Last Name

Email *

Subject *

Message *

Submit

Traffic Concerns



» Concerned about traffic impacts associated with the proposed development, particularly at the intersection of Mount Royal Gate and Forand Street SW.



The vision for this site is a comprehensively planned mixed-use development that maximizes transit usage and alternative transportation.

TIA's will be conducted at the DP stage once there is a better sense of anticipated density and intensity.

Economic Concerns



» Concerned about lack of office demand and the economic rationale behind the proposed land use.



Recognizing the lack of office demand, ATCO seeks to reposition this site to accommodate a broader mix of uses that will accommodate commercial and residential uses in addition to office and industrial uses.

Land Use Concerns



» Concerned about compatibility between existing and future residential uses and future industrial activity,



The goal for this project is to demonstrate that industrial activity can co-exist with residential and commercial uses when it is done well.

Future industrial activity will be limited to light or specialized industrial, meaning impacts will be contained within parcel boundaries.