

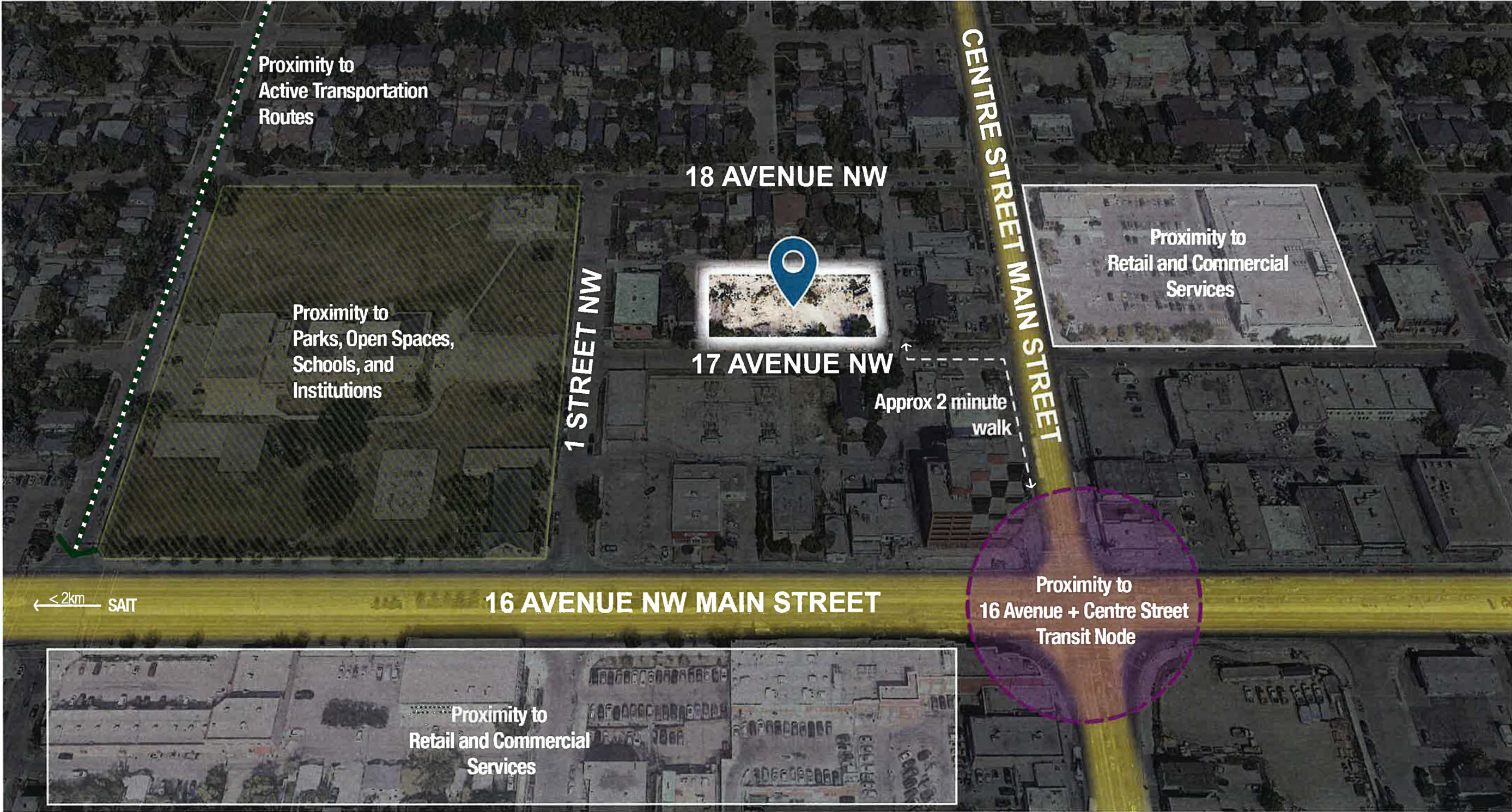


17 AVE NW LAND USE AMENDMENT

Council Presentation

CITY OF CALGARY
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JAN 18 2021
ITEM: 8.1.4 CPC2020-1233
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Site Location Attributes



Land Use Proposal

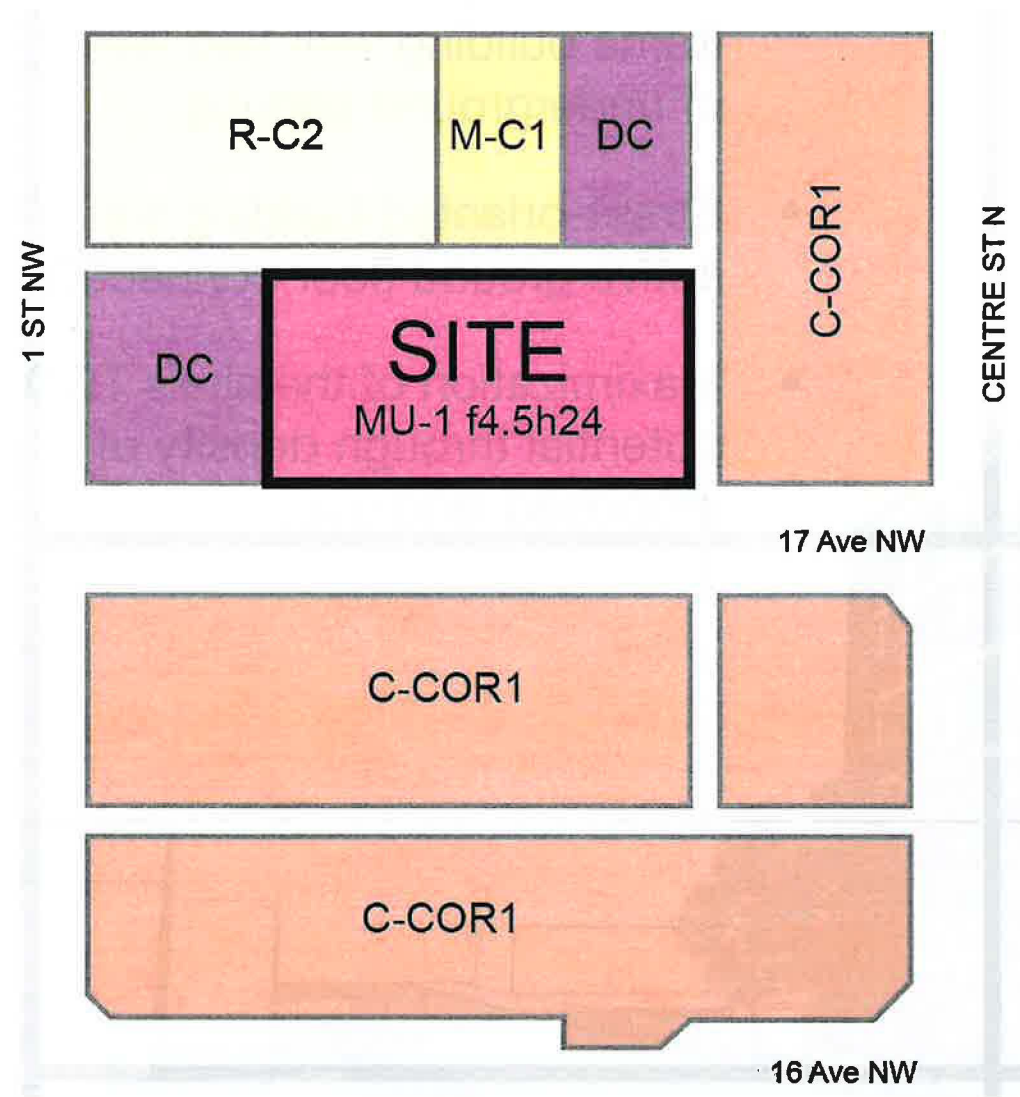
Highlights of the proposal include:

- a six-storey (20 metres) wood frame building with two levels of underground parking.
- Street-oriented building with active ground floor connection.
- Maximization of the site's TOD potential through density of proposed land use.



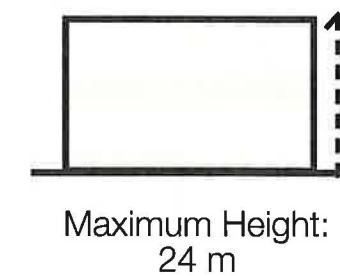
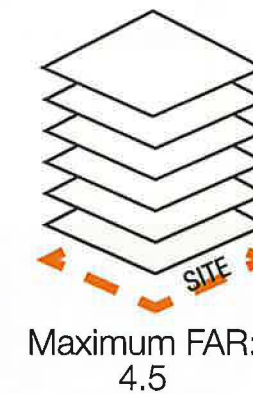
Proposed Land Use

The proposed land use recognizes the City's broader objectives for intensification surrounding the **primary transit network** and **Main Streets**



Land Use: DC based on MU-1 (f4.5 h24)

- Mixed Use - General (MU-1) is characterized by street-oriented buildings between four and six storeys.
- MU-1 accommodates either residential or commercial uses on the ground floor and responds to local area context by establishing maximum building heights on a site-by-site basis.



ARP/LAP Alignment

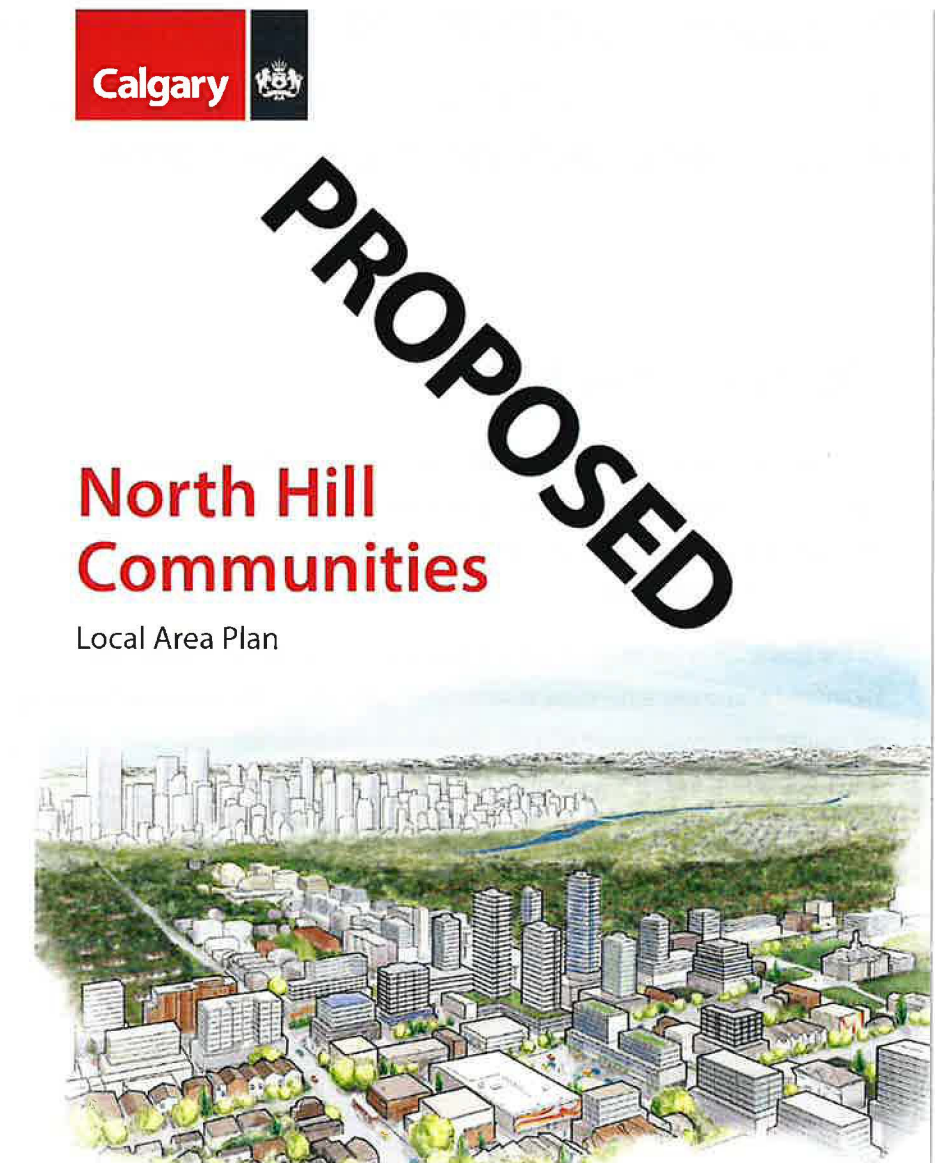
North Hill Communities LAP (underway)

The Draft LAP identifies the subject site for development up to 12 storeys.

The proposed development is **well aligned with the Draft LAP** as it will increase residential density and accommodate pedestrian movement in proximity to **Main Streets** and **transit**.

North Hill ARP

The North Hill ARP remains in effect until the LAP is approved. It identifies the western half of the site for townhomes and the eastern half of the site for apartments up to four storeys in height. An ARP amendment is required.



Community Outreach

Engagement was conducted from the beginning of **August to October 2020**.

To respond to COVID-19, the project team hosted a project website that provided the community with opportunities to learn about the proposal and provide feedback on their own time.

291
Visitors to Website


120 17 Avenue NW

Located near existing (MAX Orange BRT) and approved (Green Line LRT) transit stations, MDP-identified Main Streets, and the downtown core, this application proposes a transformative multi-residential development on the vacant parcel of land at 120 17 Avenue NW.

As the first step in the redevelopment process, O2 Planning + Design has submitted a land use amendment (rezoning) application. The proposed rezoning will enable the development of a six-storey wood frame multi-residential building in this important transit-oriented location.

This project is currently open for public comments. Please review the information and share your comments.

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Timeline

