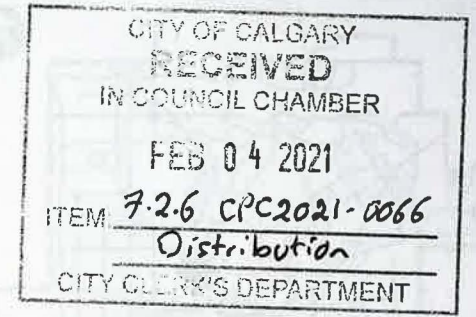




Calgary Planning Commission

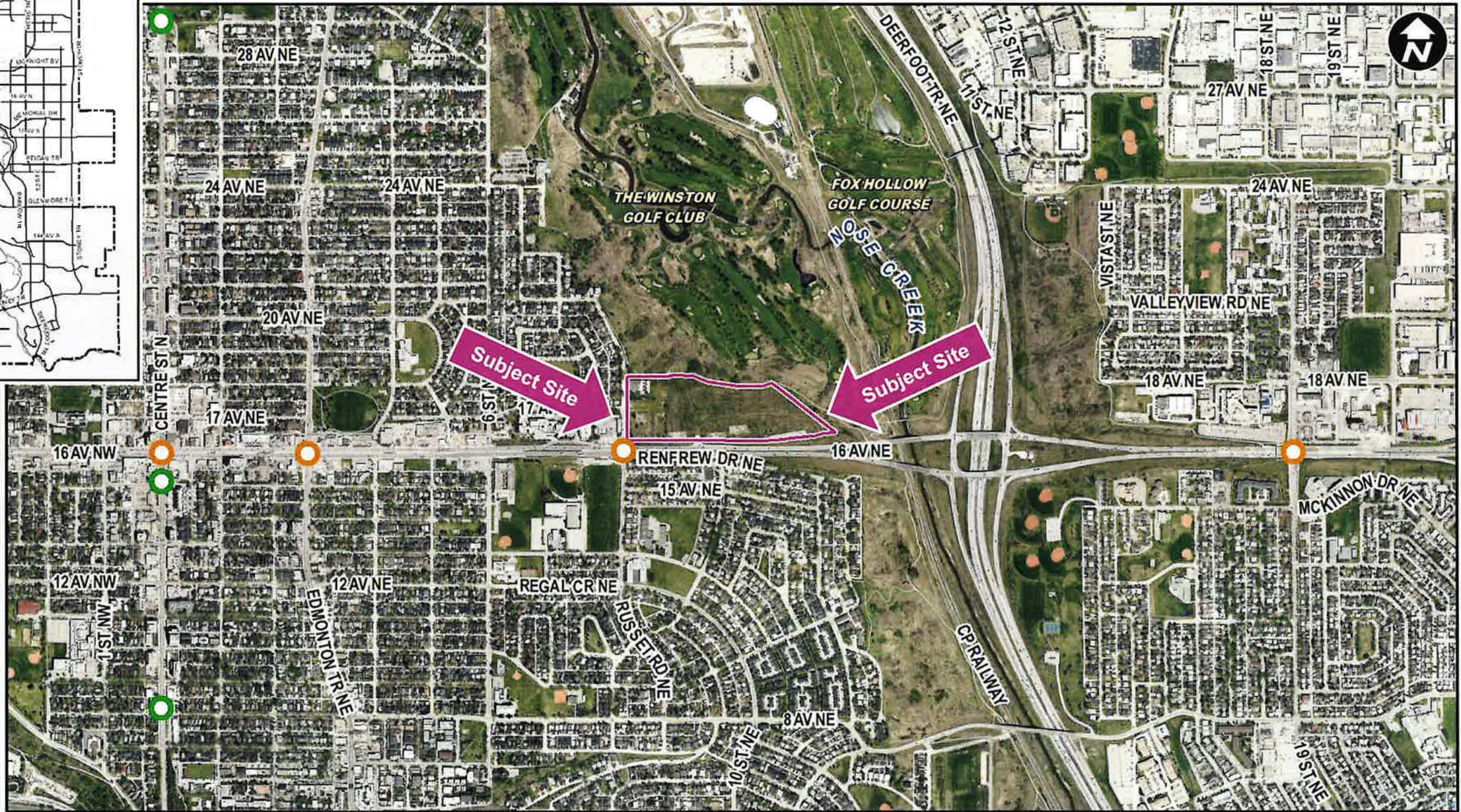
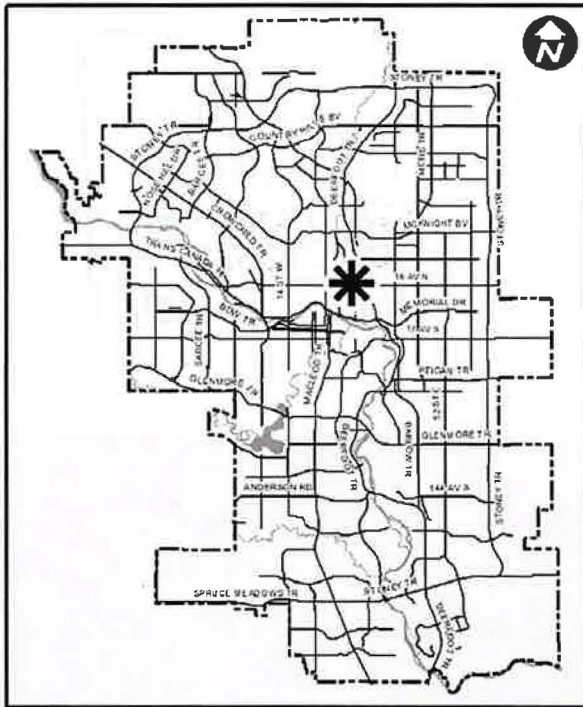
Agenda Item: 7.2.6



LOC2020-0041 / CPC2021-0066

Road Closure, Land Use Amendment & Outline Plan

February 4, 2021



- 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



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

Parcel Size:

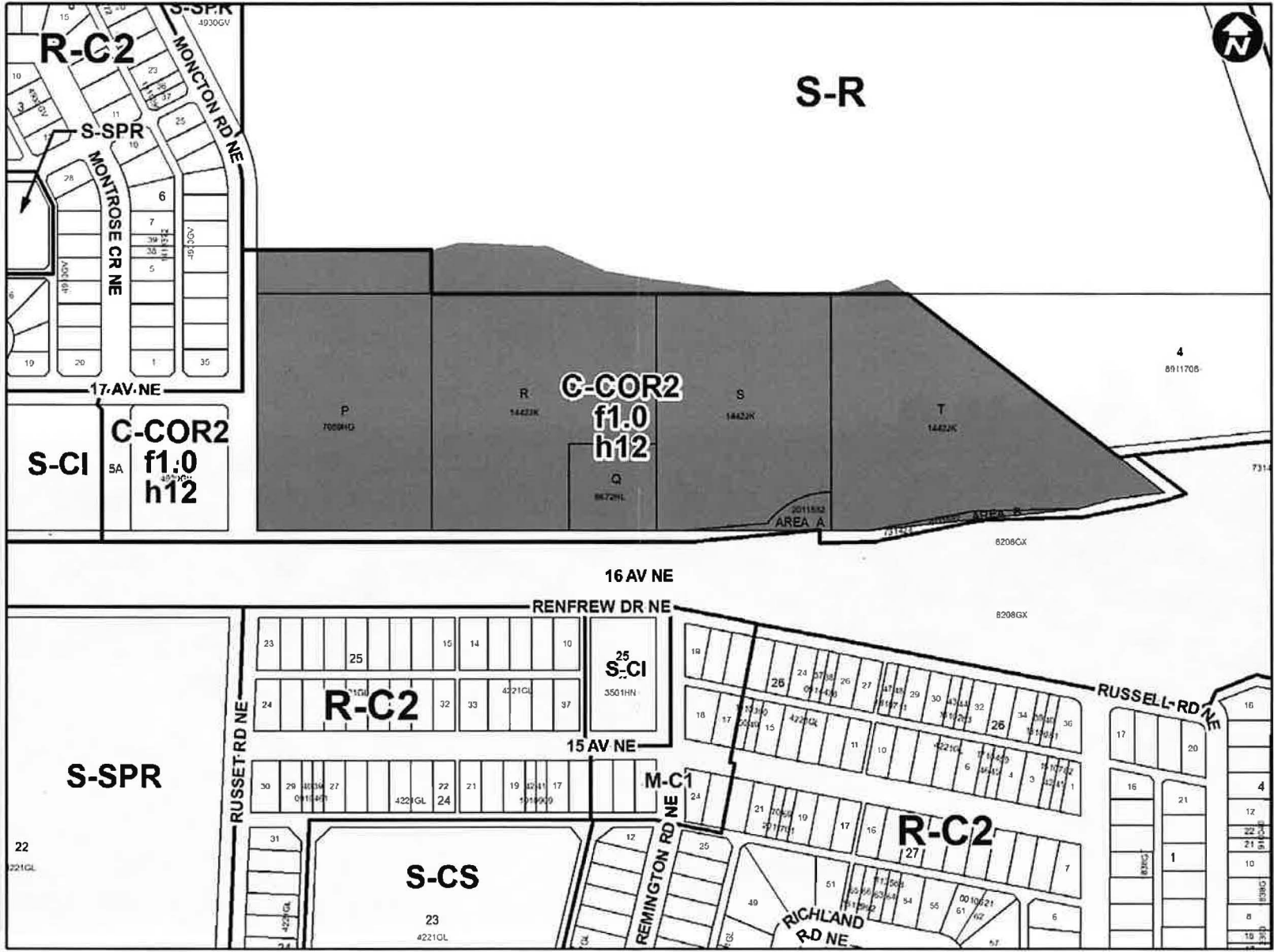
9.83 ha
631m x 165m



VIEW OF THE SITE – LOOKING SOUTH



VIEW FROM SOUTHEAST CORNER OF SITE LOOKING WEST ALONG 16TH AVENUE



VIEW FROM SOUTHWEST CORNER OF THE LOOKING WEST ALONG 18 AVENUE



Proposed **MU-1 f4.0 h40** District:

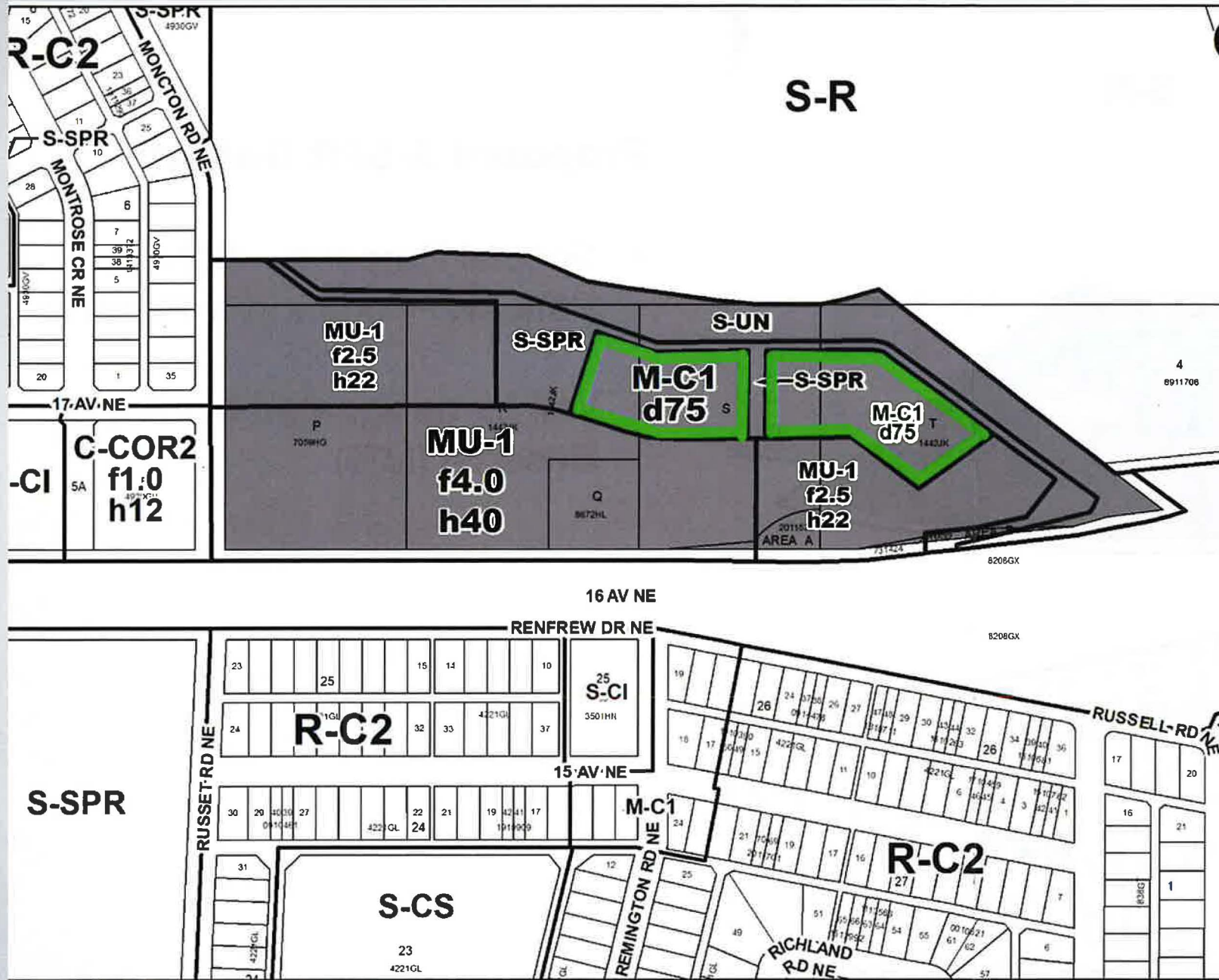
- Mixed Use - General
- Mix of residential and commercial uses in the same building or in multiple buildings
- Maximum floor area ratio 4.0
- Maximum building height 40m

Proposed Land Use Map



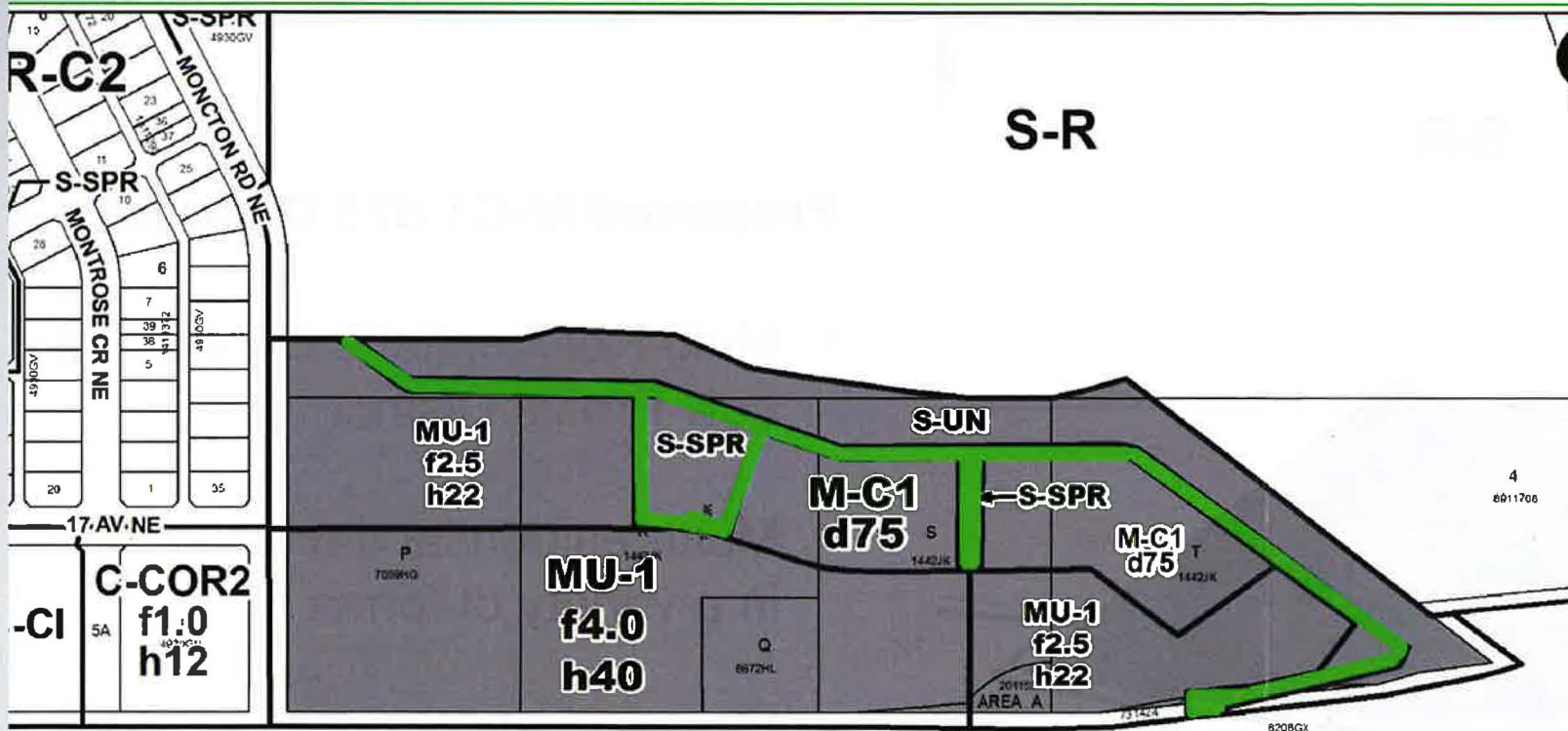
Proposed **MU-1 f2.5 h22** District:

- Mixed Use - General
- Mix of residential and commercial uses in the same building or in multiple buildings
- Maximum floor area ratio 2.5
- Maximum building height 22m



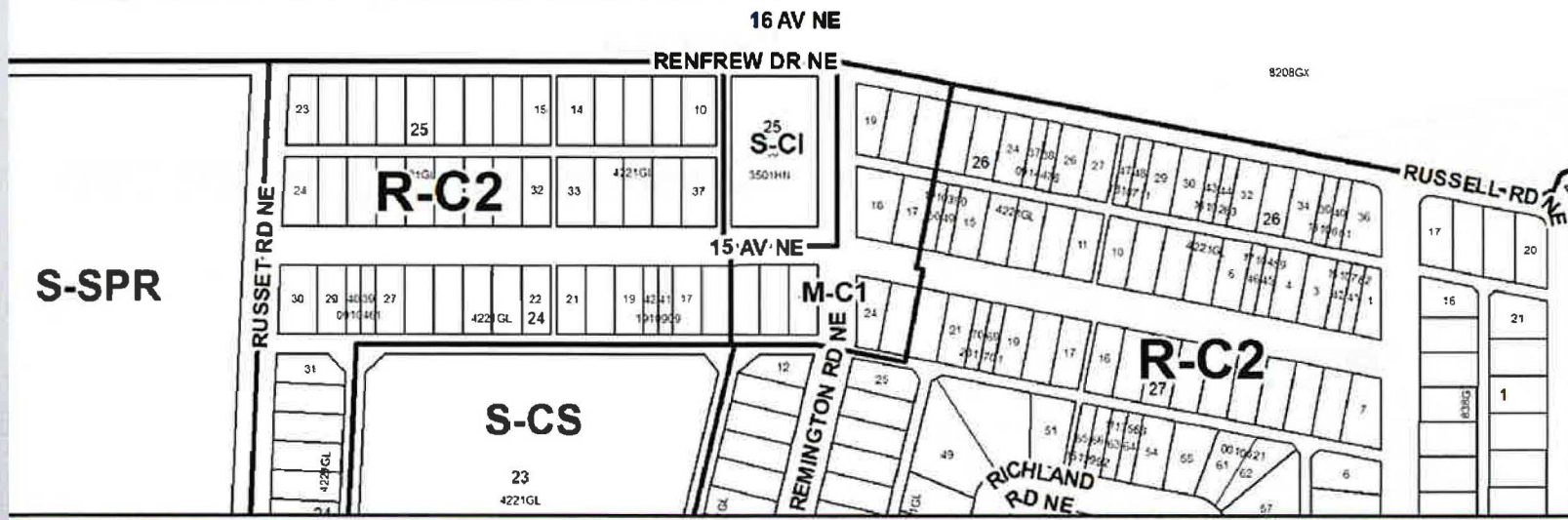
Proposed **M-C1 d75** District:

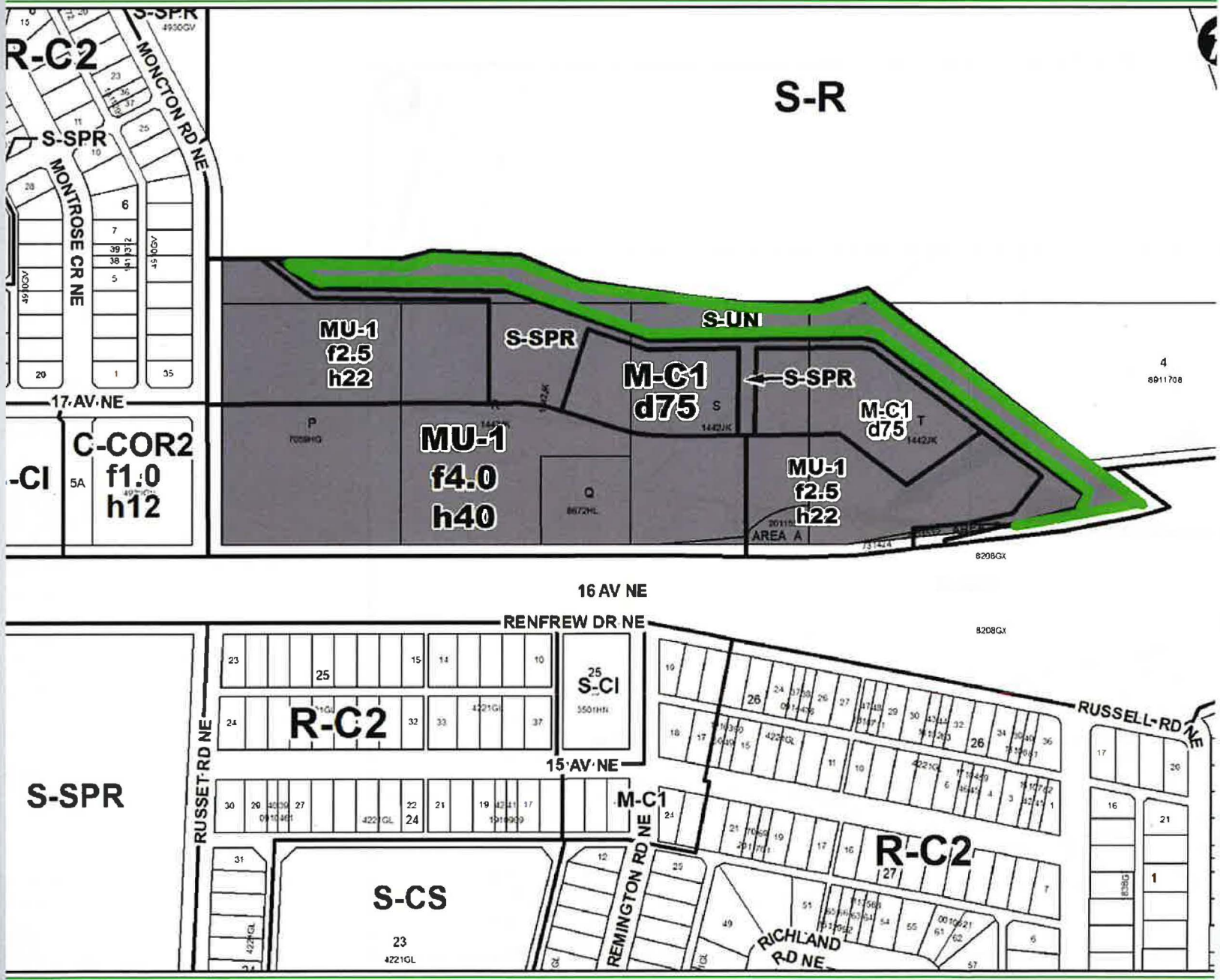
- Multi-Residential – Contextual Low Profile District
- Multi-residential development in a variety of forms
- Maximum density 75 units per hectare
- Maximum building height 14m



Proposed **S-SPR** District:

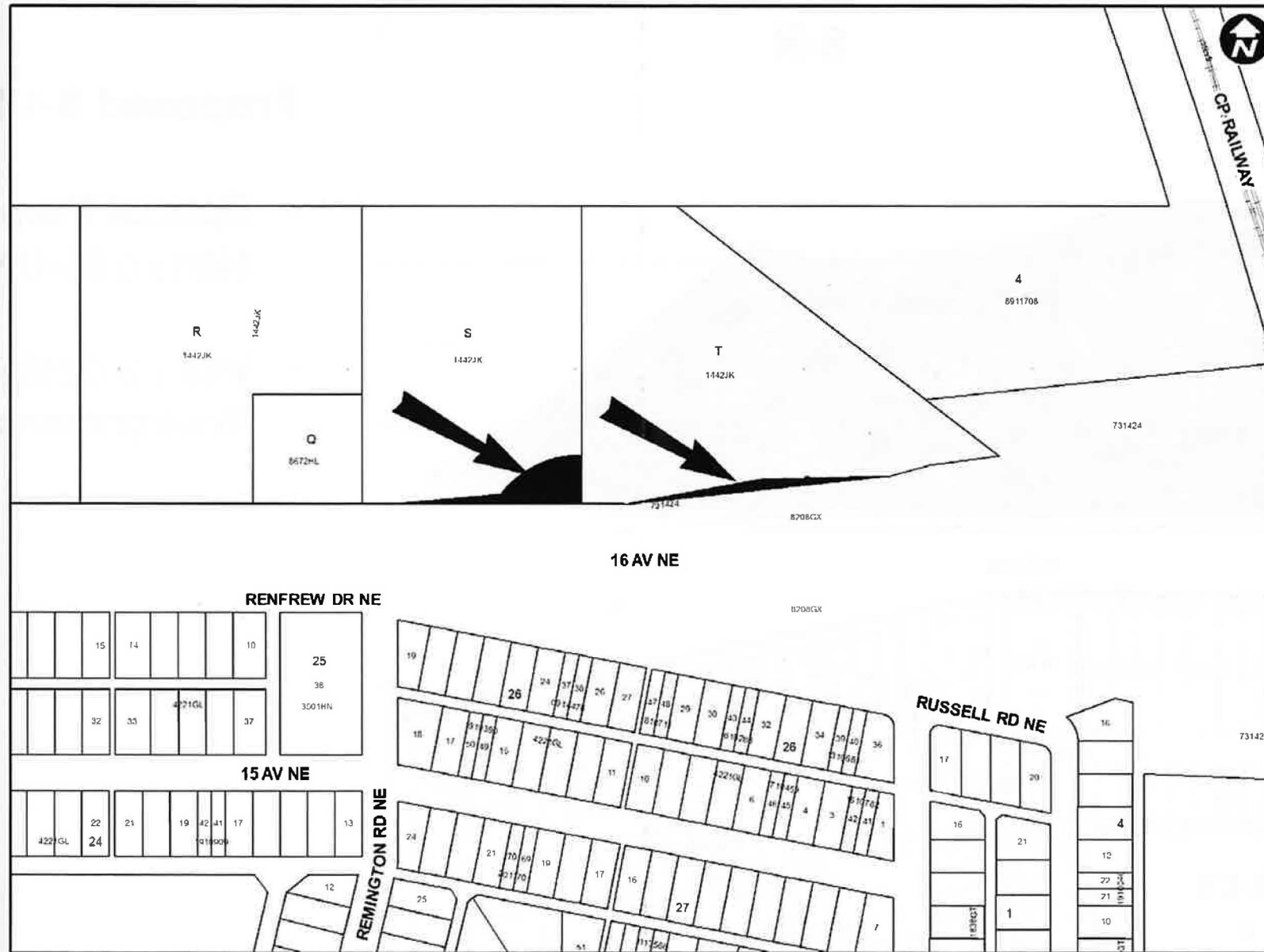
- Special Purpose – School, Park and Community Reserve
- Will be designated Municipal Reserve (MR)

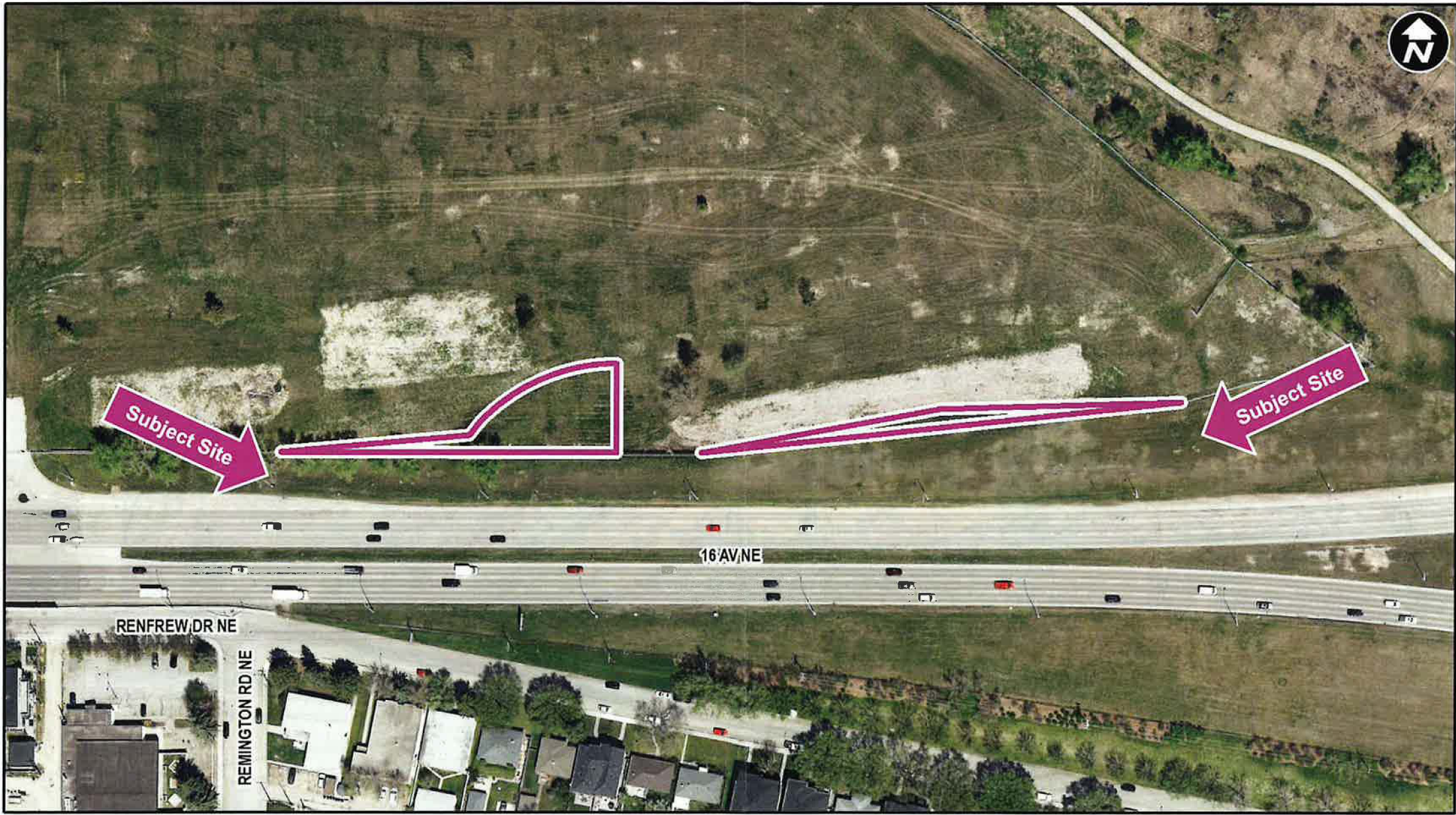


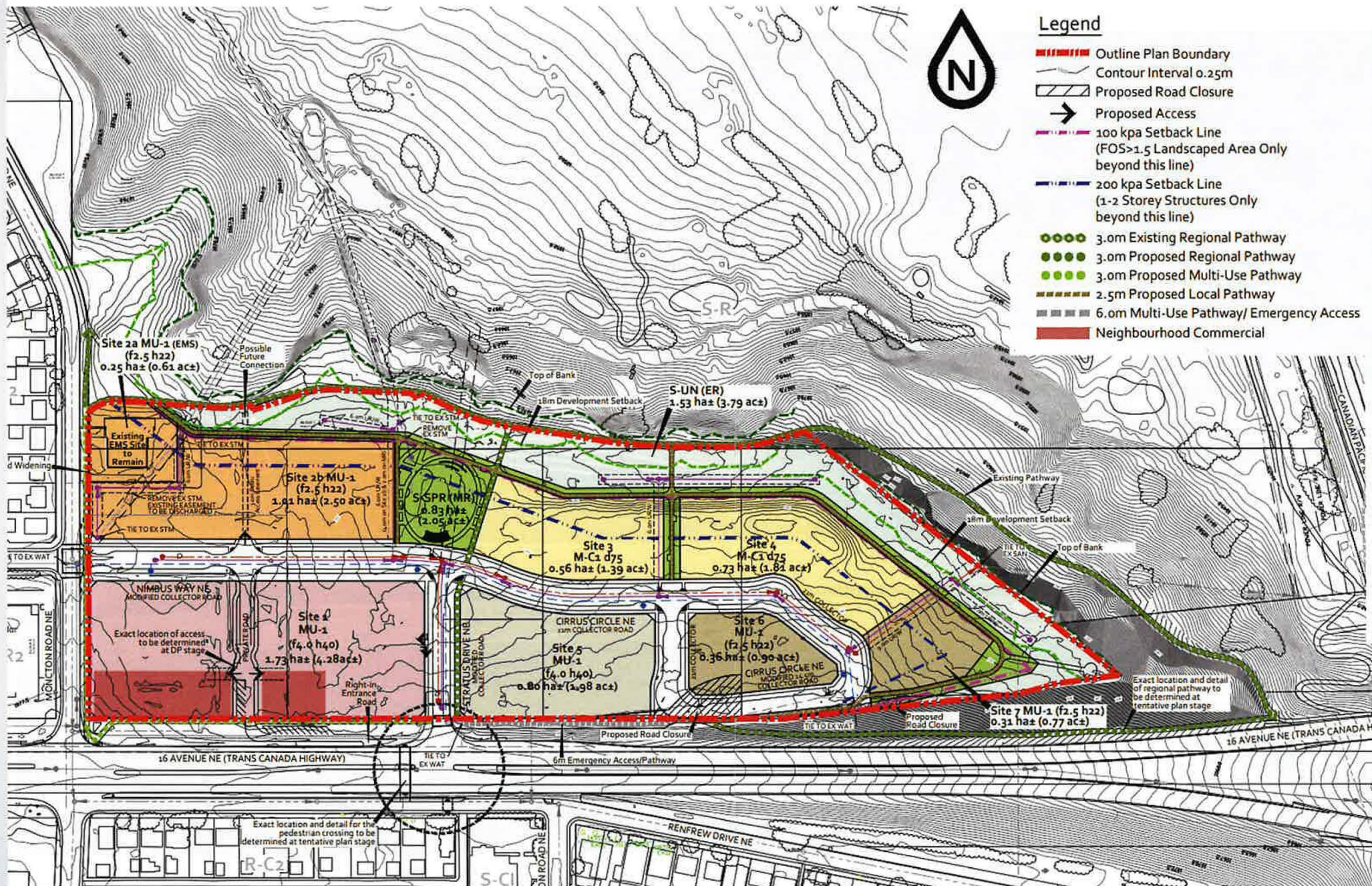


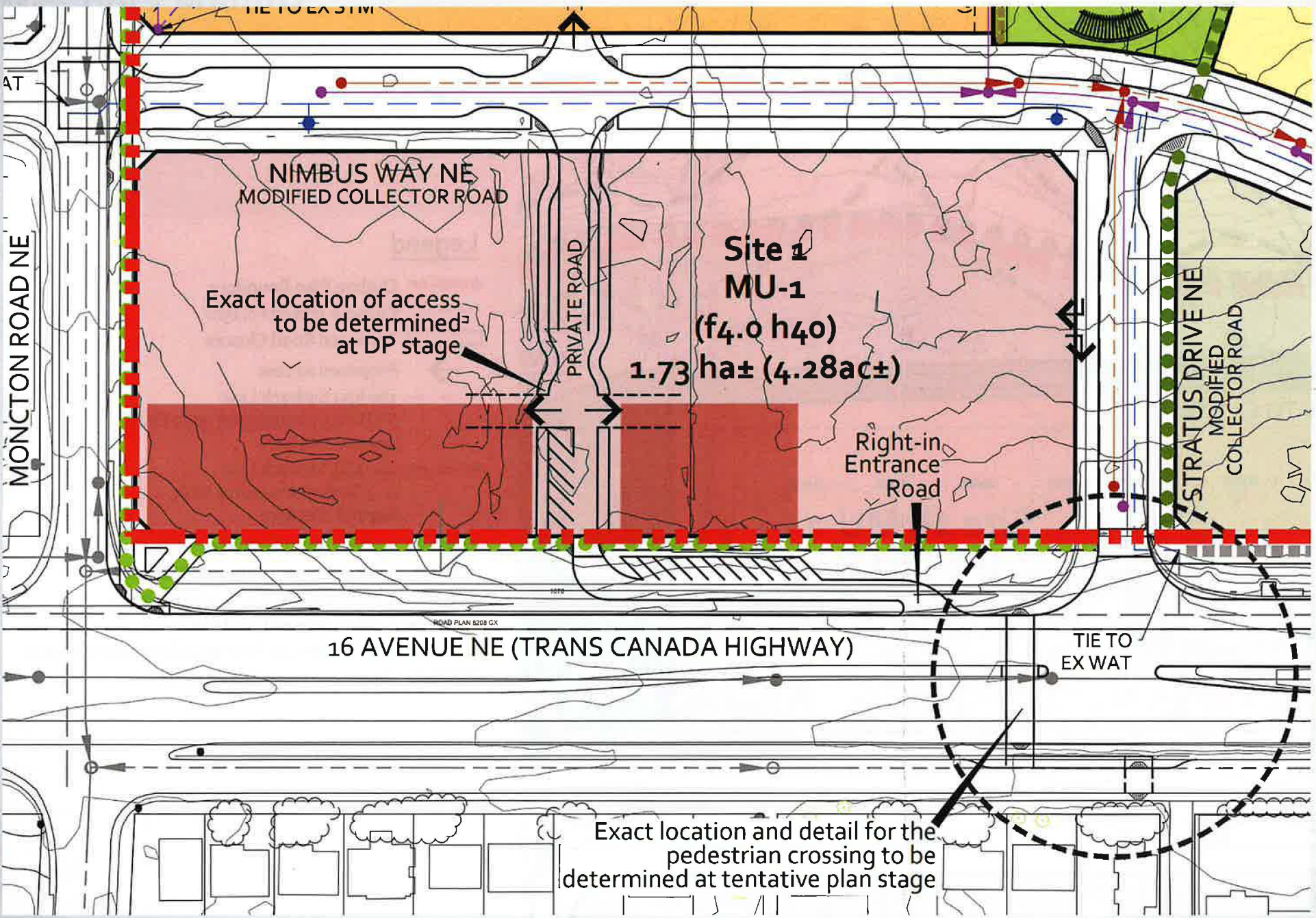
Proposed **S-UN** District:

- Special Purpose – Urban Nature (S-UN) District
- Will be designated Environmental Reserve (ER)



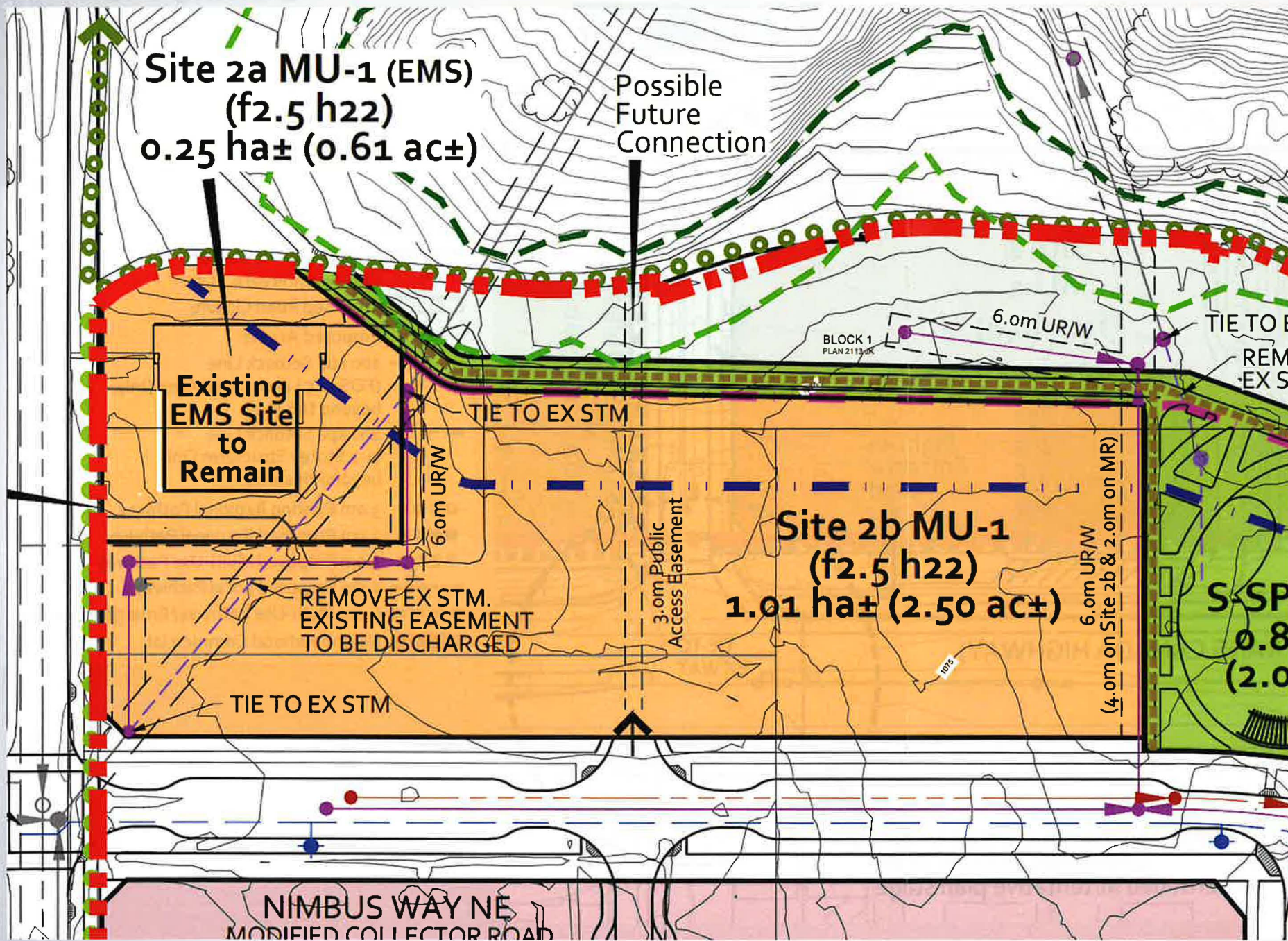






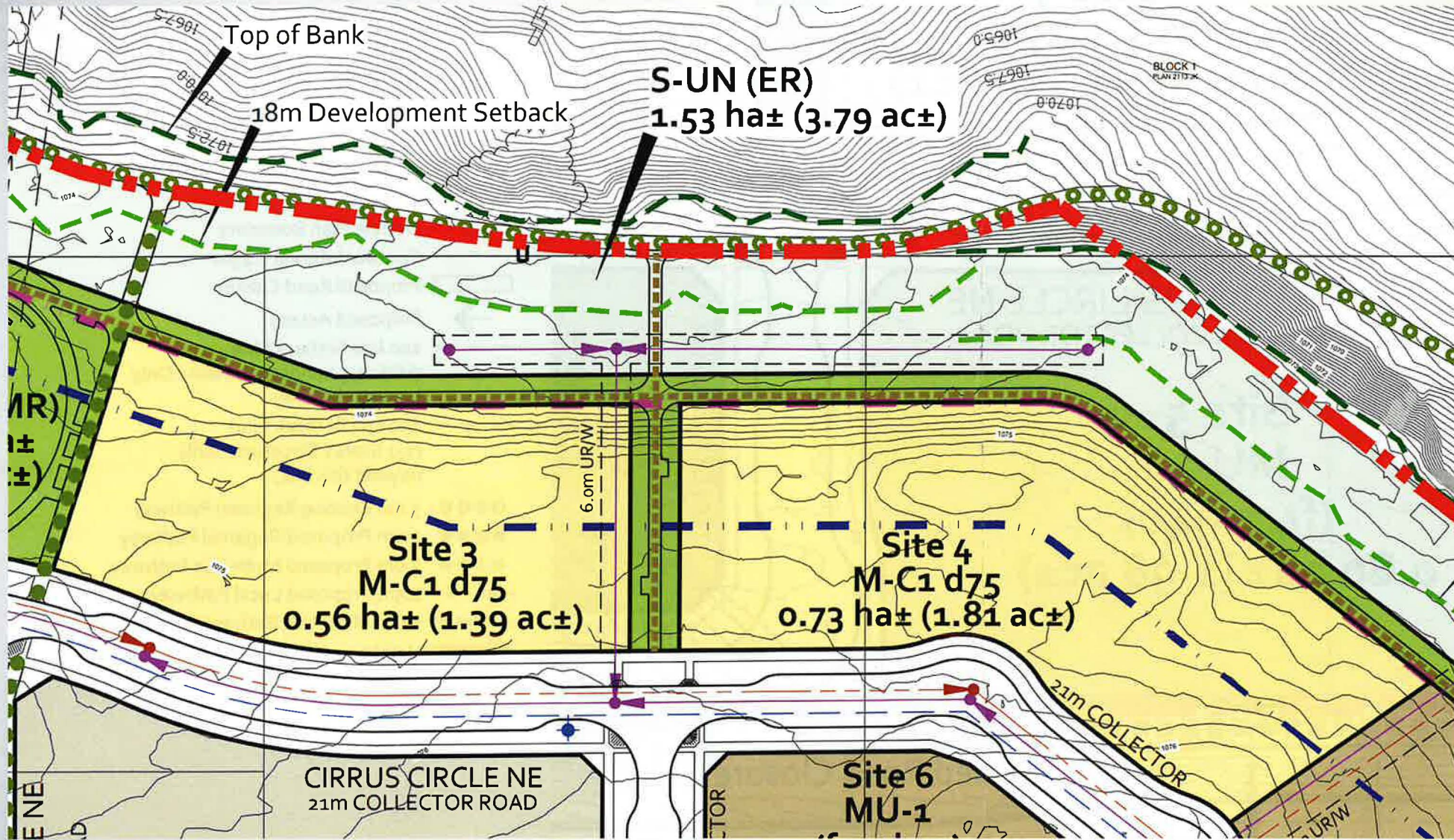
Legend

- Outline Plan Boundary
- Contour Interval 0.25m
- Proposed Road Closure
- Proposed Access
- 100 kpa Setback Line (FOS>1.5 Landscaped Area Only beyond this line)
- 200 kpa Setback Line (1-2 Storey Structures Only beyond this line)
- 3.0m Existing Regional Pathway
- 3.0m Proposed Regional Pathway
- 3.0m Proposed Multi-Use Pathway
- 2.5m Proposed Local Pathway
- 6.0m Multi-Use Pathway/ Emergency Access
- Neighbourhood Commercial



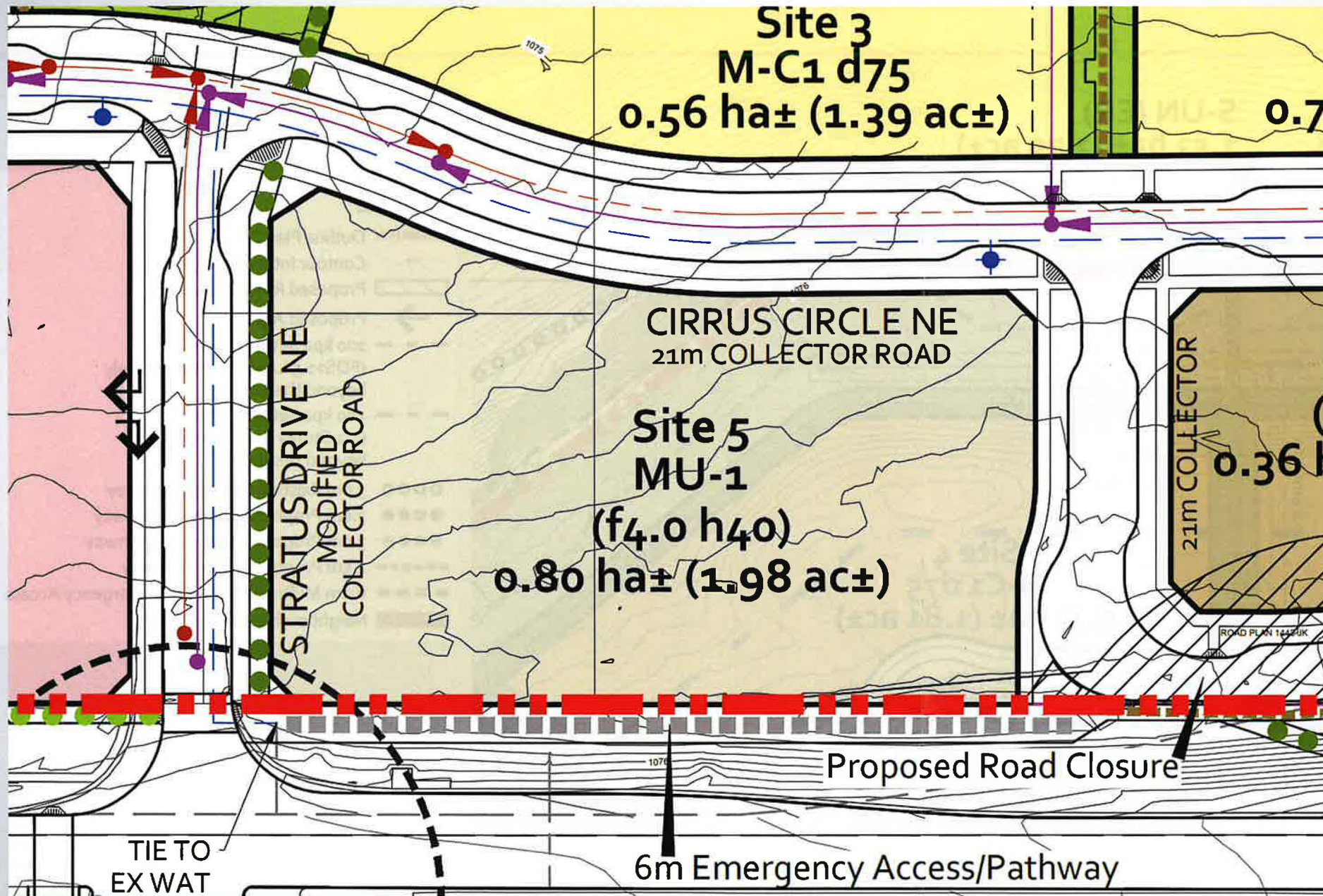
Legend

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- - - - 2.5m Proposed Local Pathway
- 6.0m Multi-Use Pathway/ Emergency Access
- Neighbourhood Commercial



Legend

- ▬▬▬▬ Outline Plan Boundary
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- - - - - 2.5m Proposed Local Pathway
- - - - - 6.0m Multi-Use Pathway/ Emergency Access
- ■ ■ ■ Neighbourhood Commercial

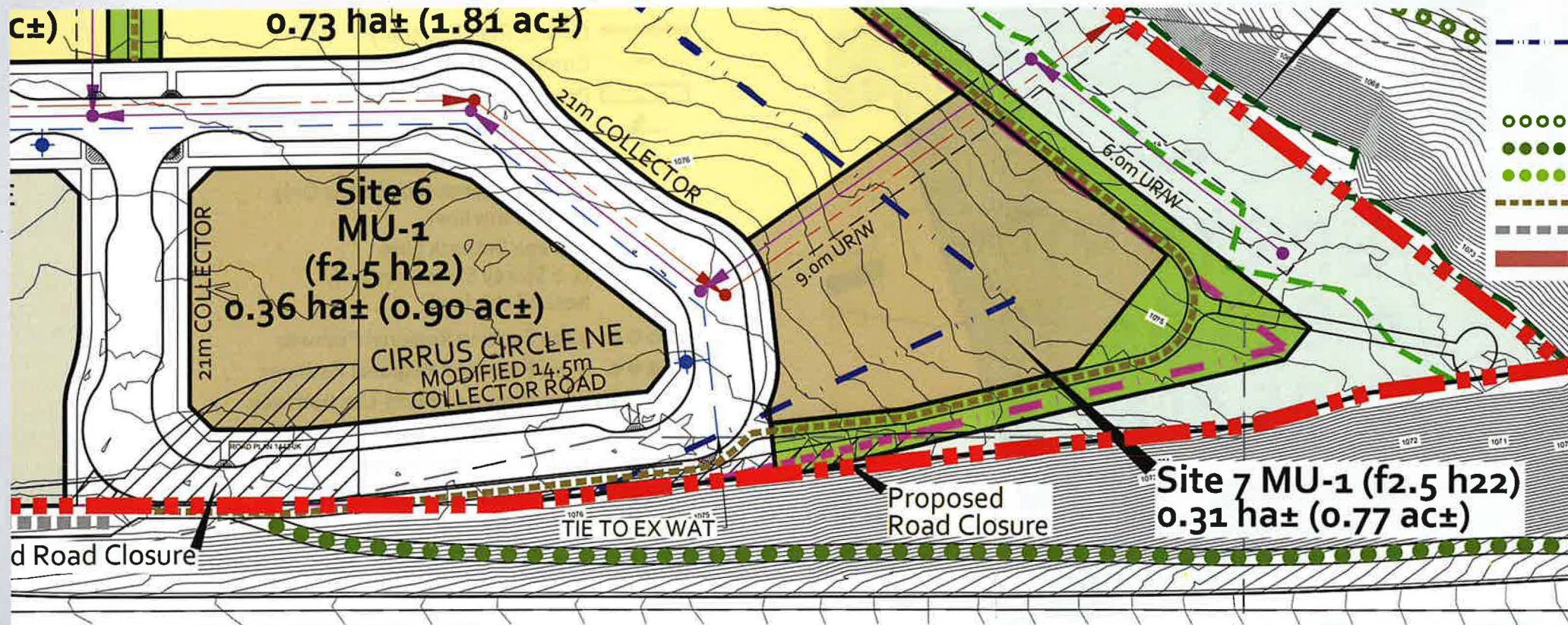


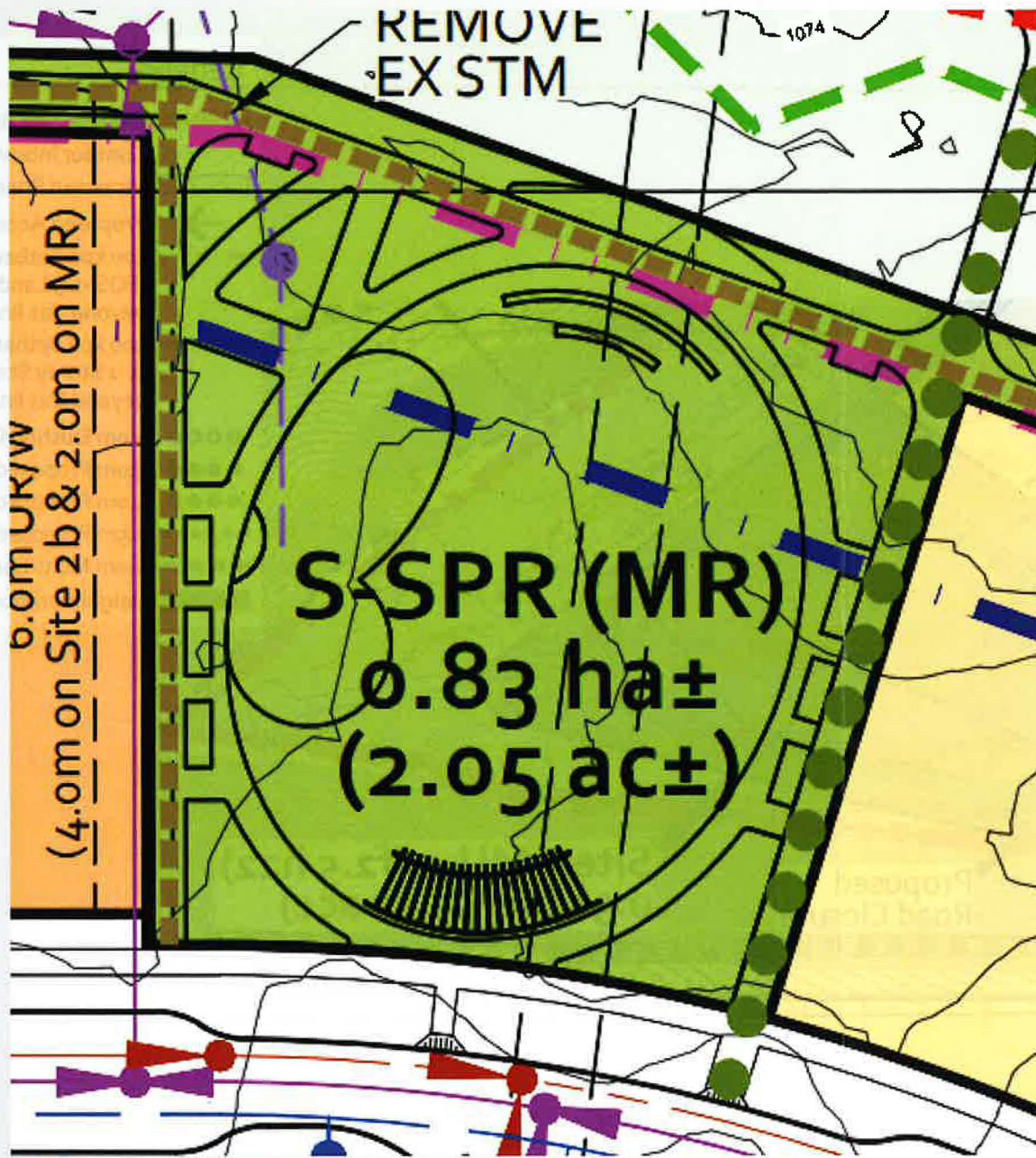
Legend

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Legend

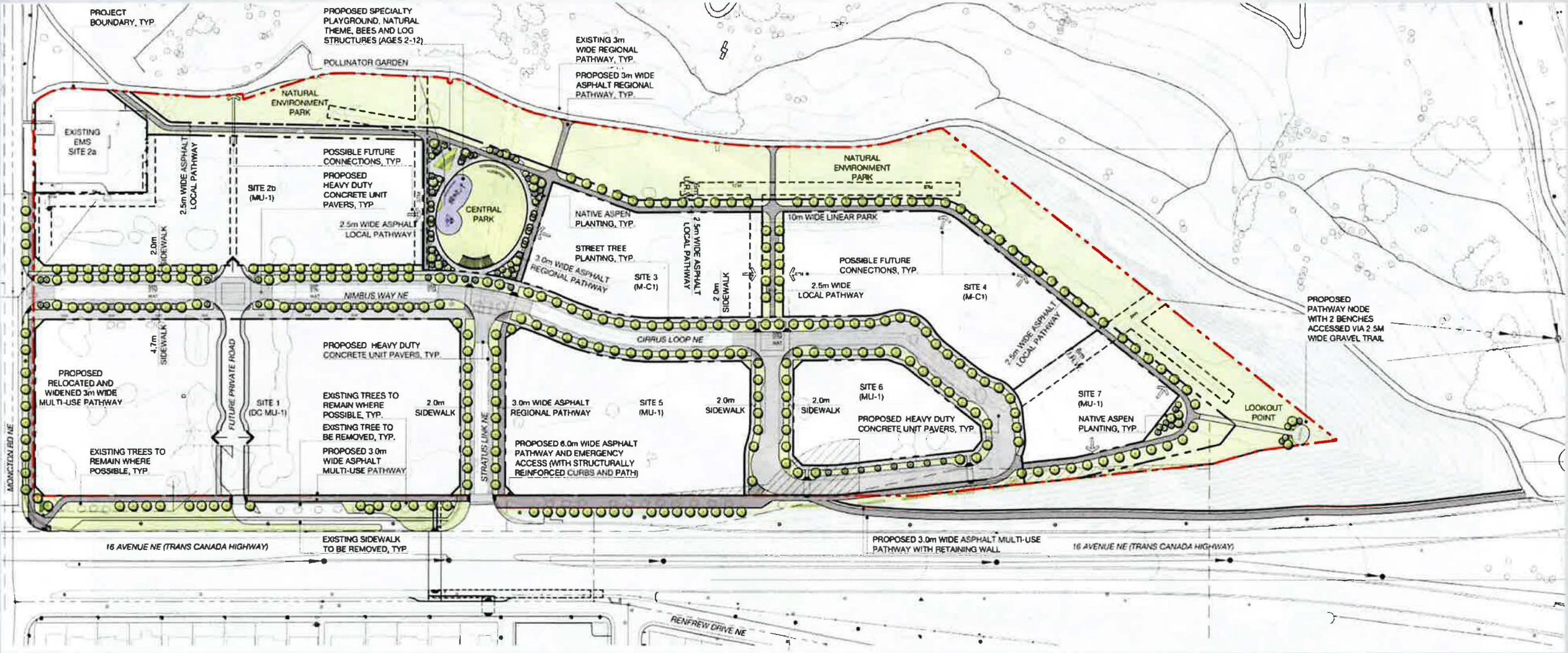
- ▬▬▬▬ Outline Plan Boundary
- - - - Contour Interval 0.25m
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- · - · - 2.5m Proposed Local Pathway
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- ▬▬▬▬ Neighbourhood Commercial



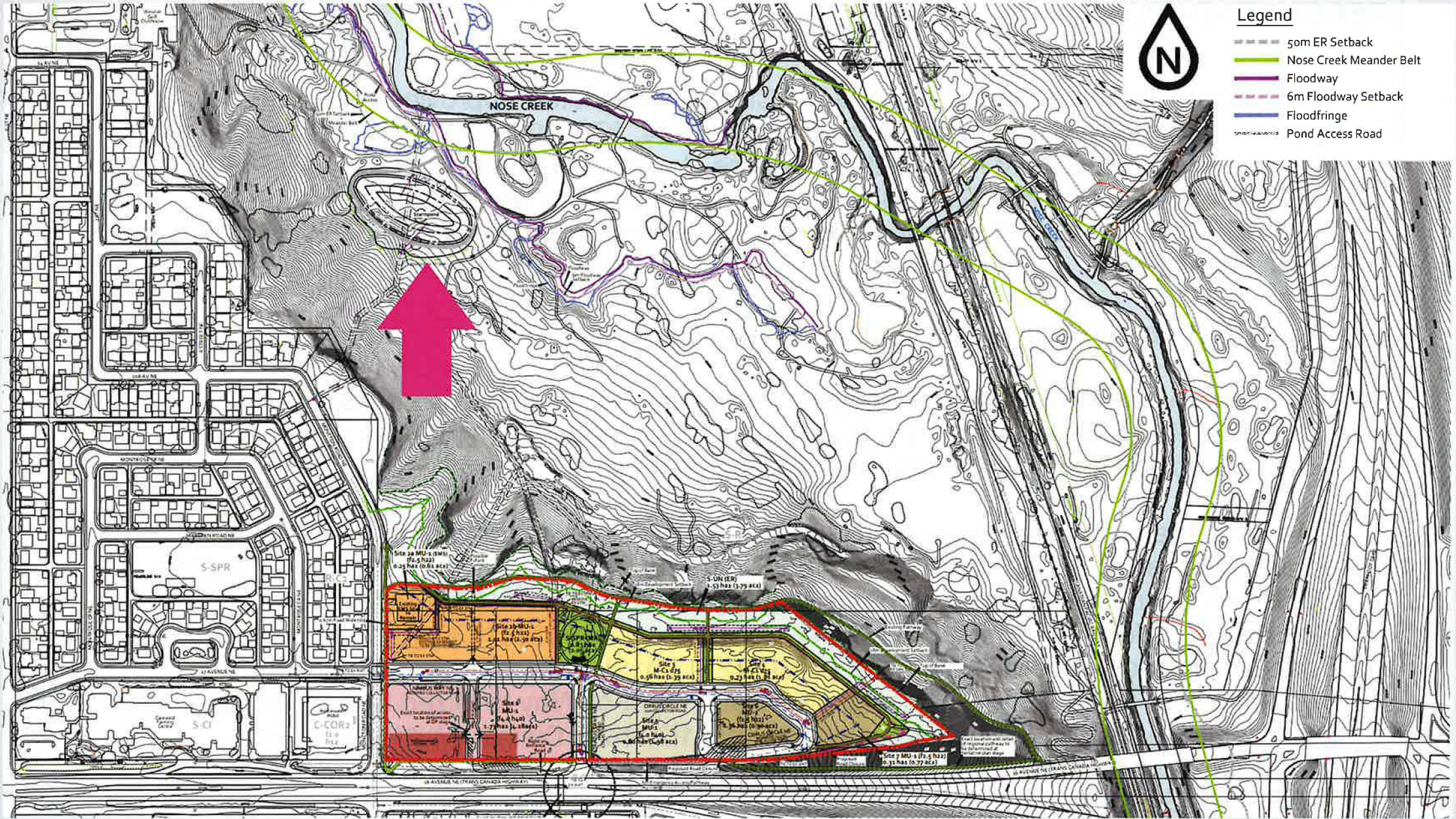


Legend

-  Outline Plan Boundary
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-  3.0m Proposed Multi-Use Pathway
-  2.5m Proposed Local Pathway
-  6.0m Multi-Use Pathway/ Emergency Access
-  Neighbourhood Commercial







RECOMMENDATIONS:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 920, 954, 970, 990, 1020 - 16 Avenue NE, 16 Moncton Road NE, 2502M - 6 Street NE and the closed road (Plan 7059HG Block P; Plan 1442JK Blocks R, S and T; Plan 8672HL Block Q; Portion of Plan 2113JK, Block 1; Plan 2011532, Area 'A', Area 'B') to subdivide of 9.83 hectares \pm (24.28 acres \pm) with conditions (Attachment 13).

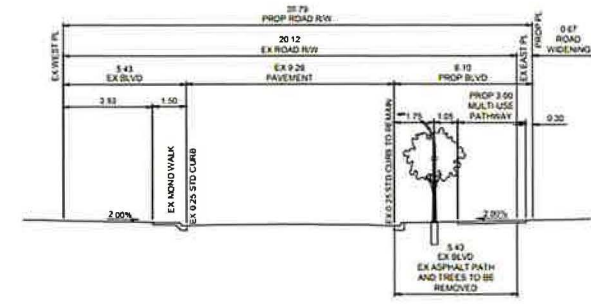
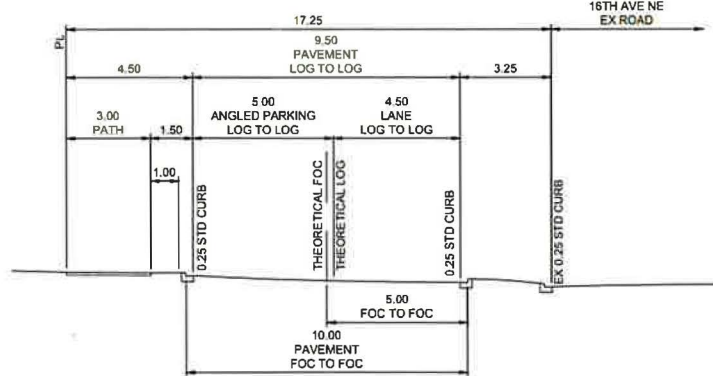
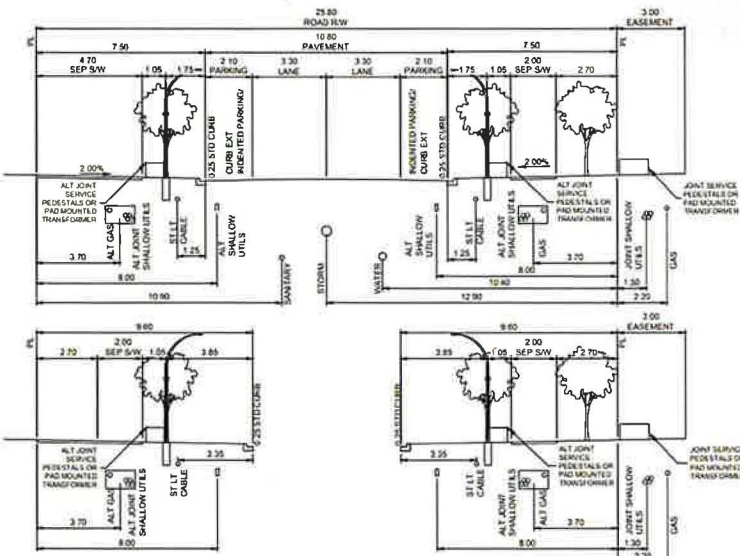
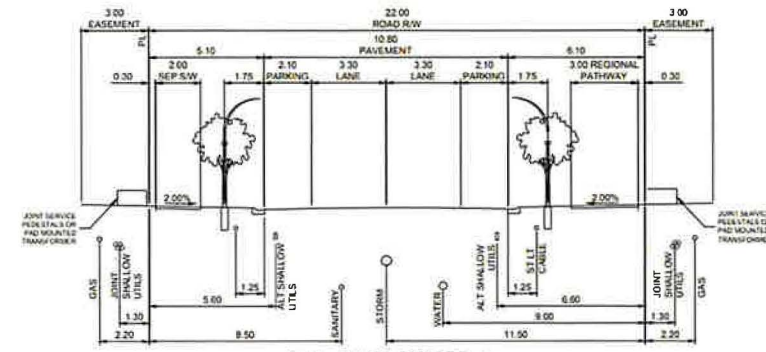
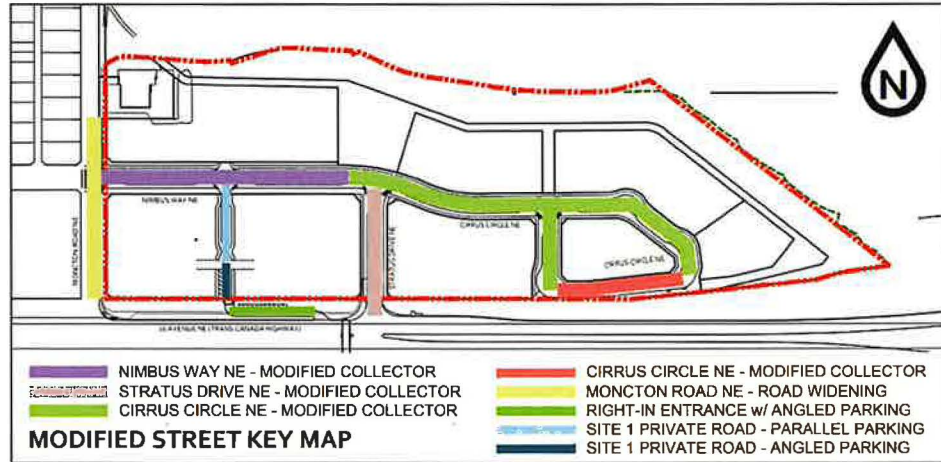
That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for closure of 0.15 hectares \pm (0.36 acres \pm) of road (Plan 2011532, Area 'A', Area 'B') adjacent to 990 and 1020 - 16 Avenue NE (Plan 1442JK Blocks S and T), with conditions (Attachment 7).
3. Give three readings to the proposed bylaw for the redesignation of 9.83 hectares \pm (24.28 acres \pm) located at 920, 954, 970, 990, 1020 - 16 Avenue NE, 16 Moncton Road NE, 2502M - 6 Street NE and the closed road (Plan 7059HG Block P; Plan 1442JK Blocks R, S and T; Plan 8672HL Block Q; Portion of Plan 2113JK, Block 1; Plan 2011532, Area 'A', Area 'B') from Commercial – Corridor 2 f1.0h12 (C-COR2 f1.0h12) District, Special Purpose – Recreation (S-R) District and Undesignated Road Right-of-Way to Mixed Use - General (MU-1f4.0h40) District, Mixed Use - General (MU-1f2.5h22) District, Multi-Residential – Contextual Low Profile (M-C1d75) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

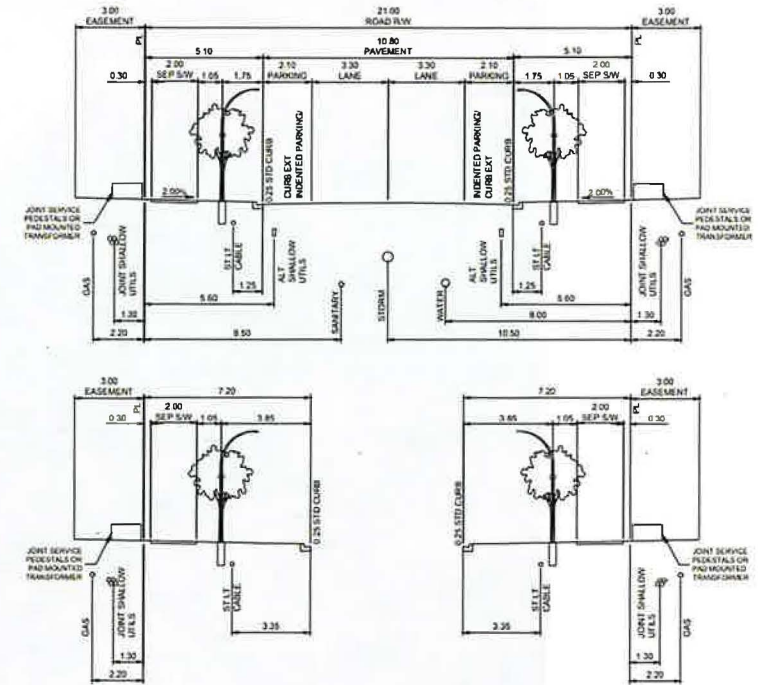
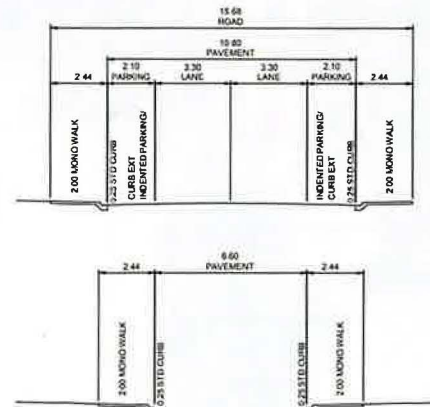
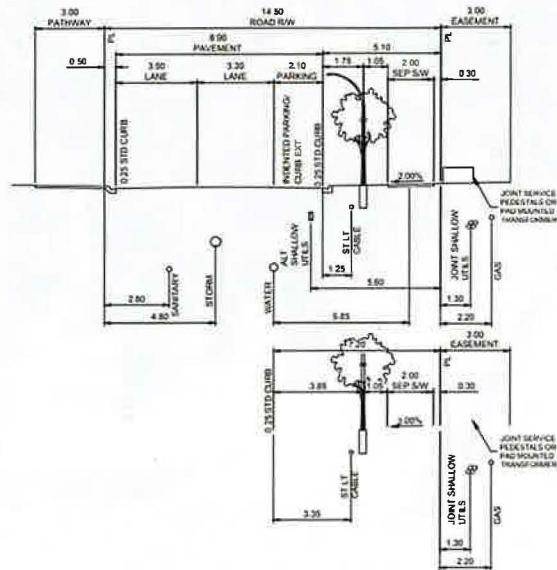
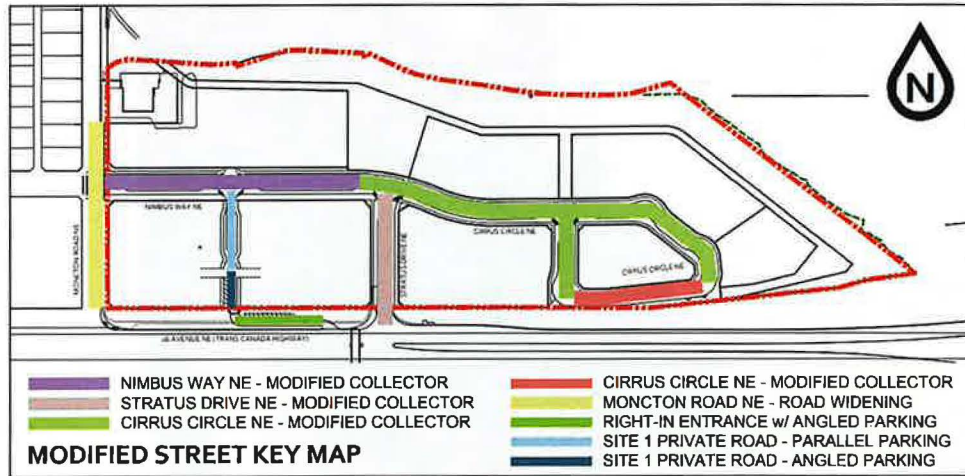


Supplementary Slides

STREET SECTIONS 1



STREET SECTIONS 2



CIRRUS CIRCLE NE - MODIFIED COLLECTOR
Scale 1:250

SITE 1 PRIVATE ROAD - PARALLEL PARKING
Scale 1:250

SITE 1 PRIVATE ROAD - ANGLED PARKING
Scale 1:250







CSM/2019



LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

