

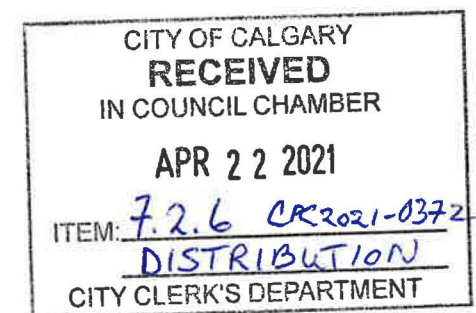


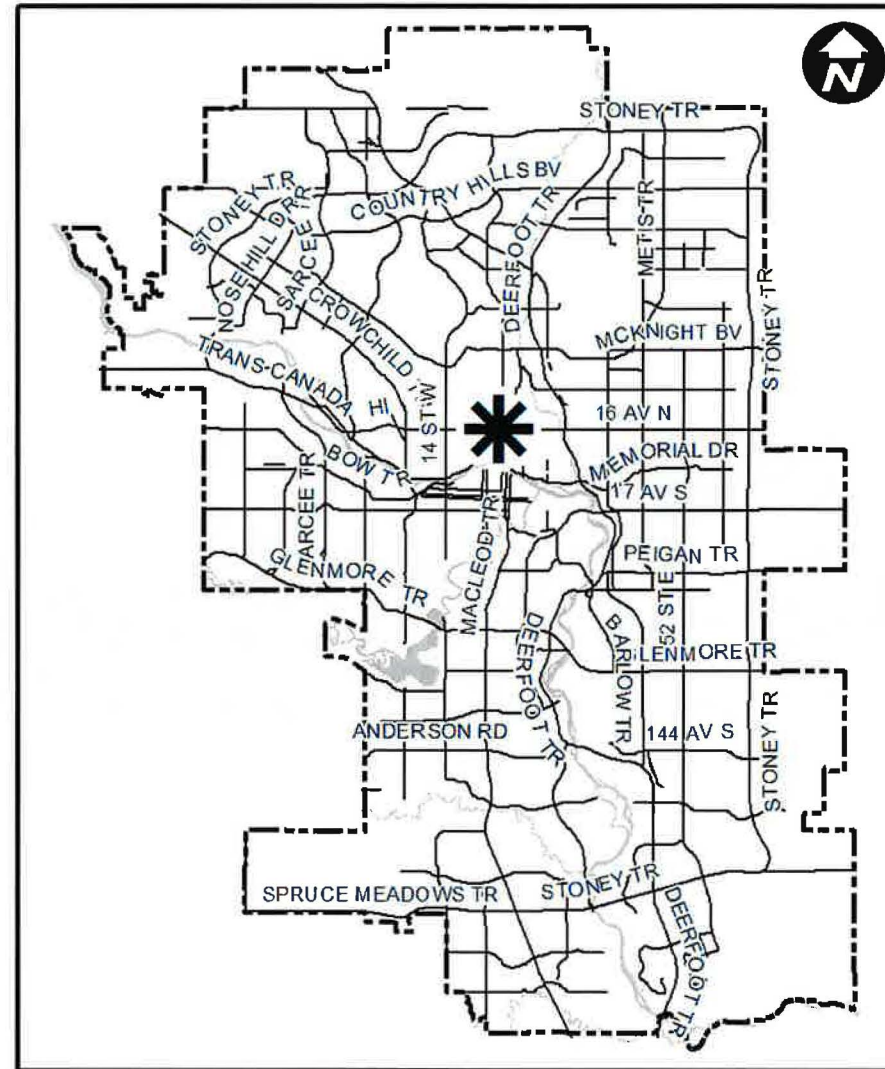
Calgary Planning Commission

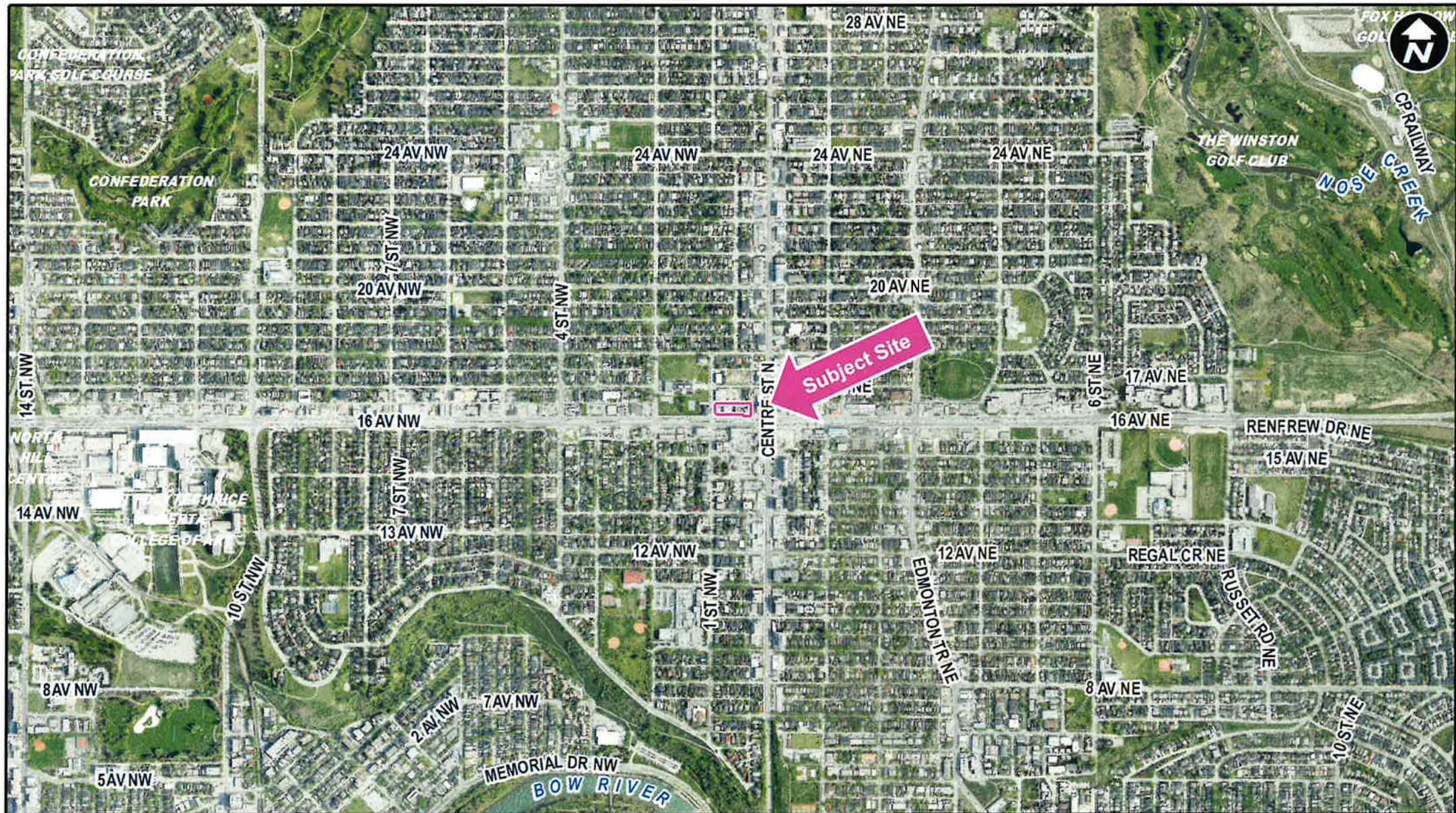
Agenda Item: 7.2.6

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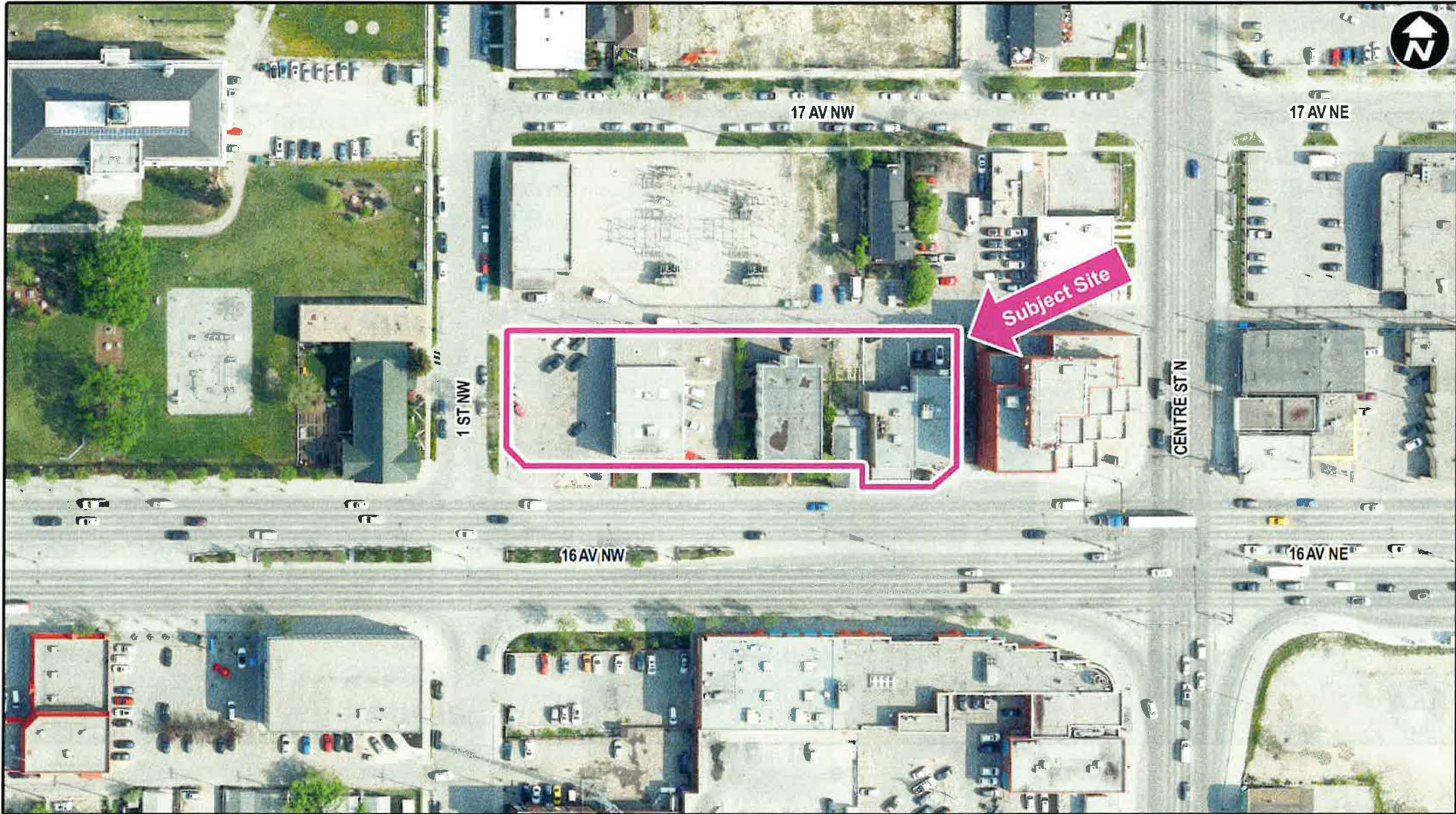
Land Use Amendment















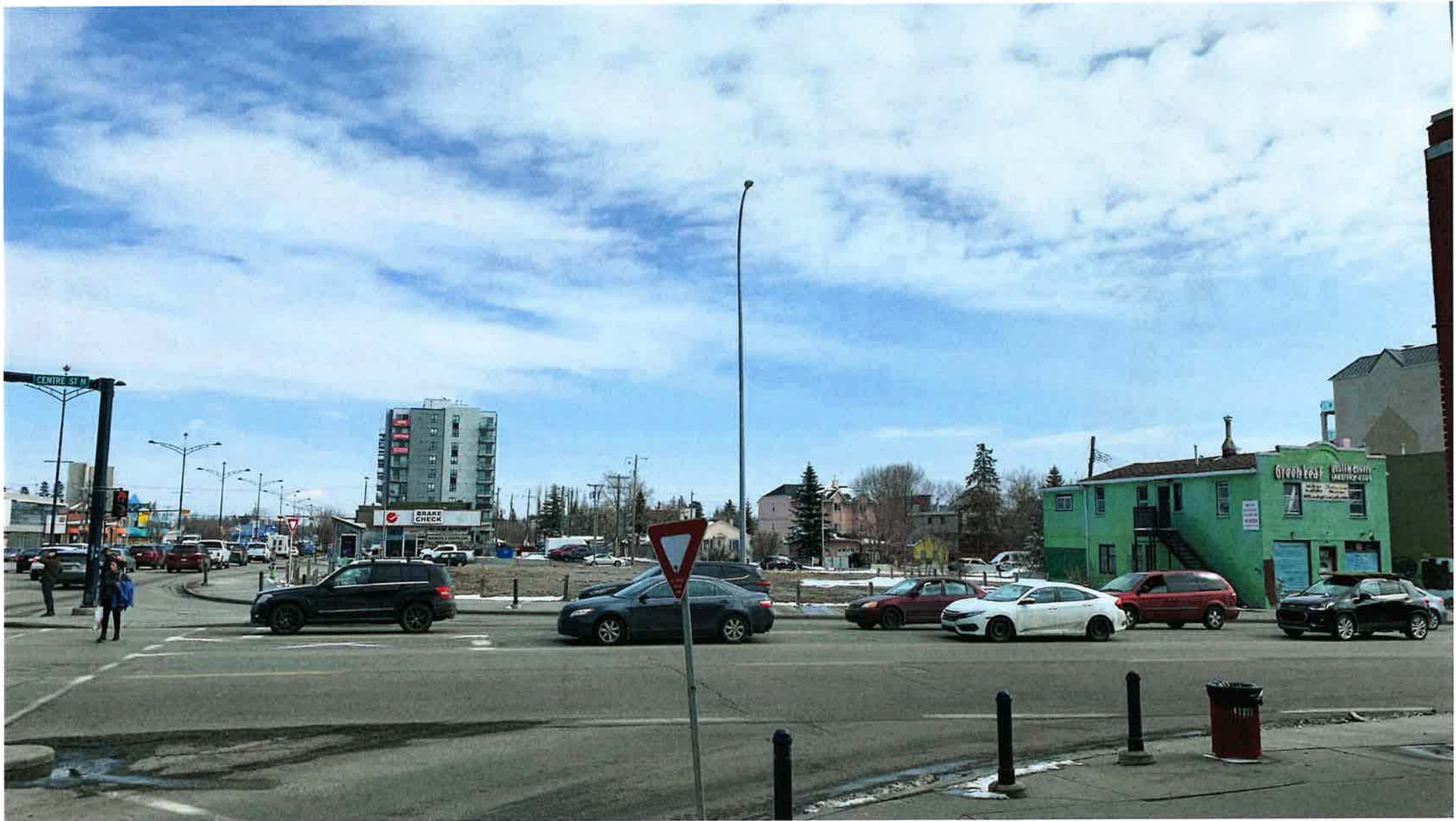
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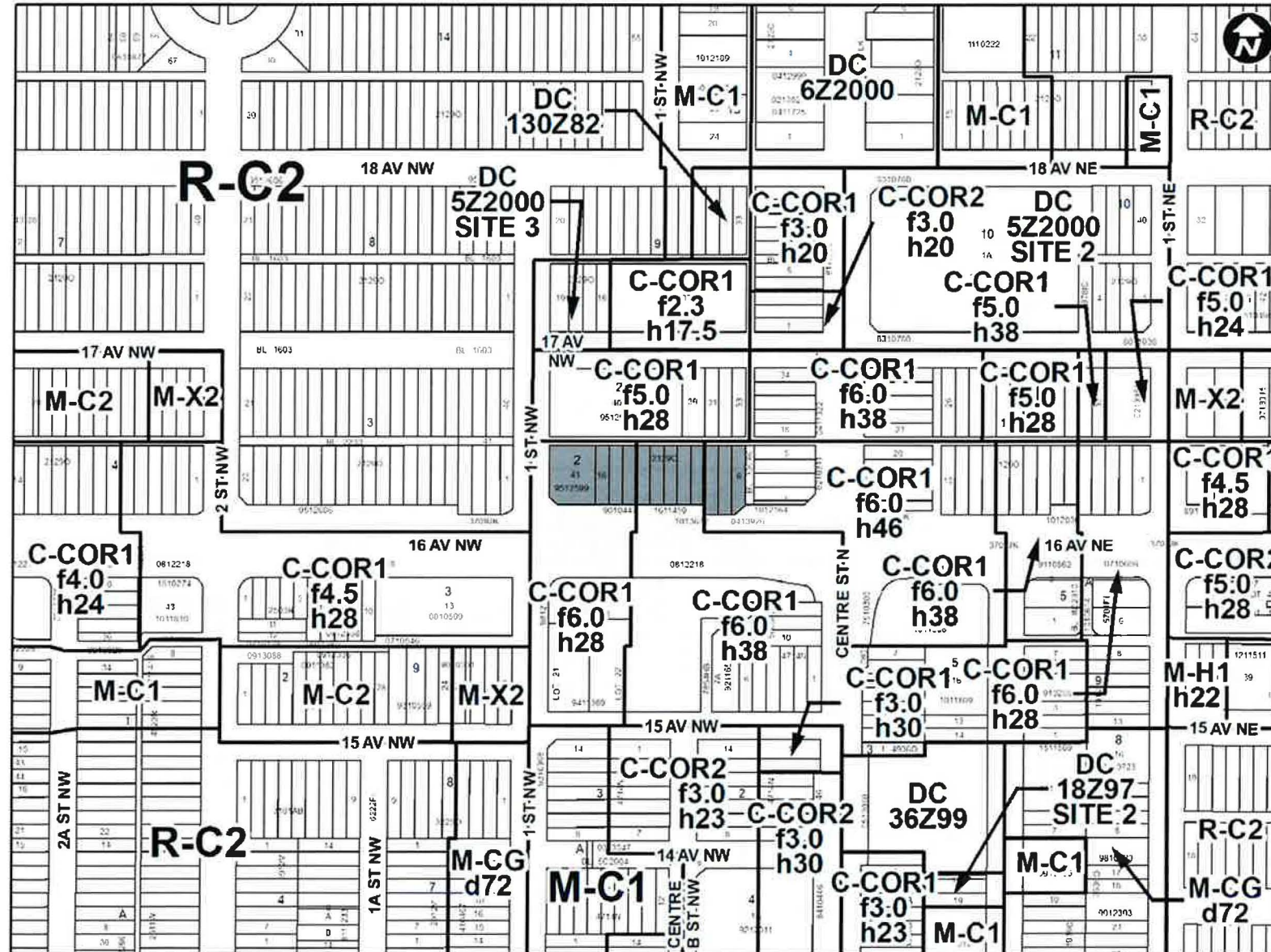


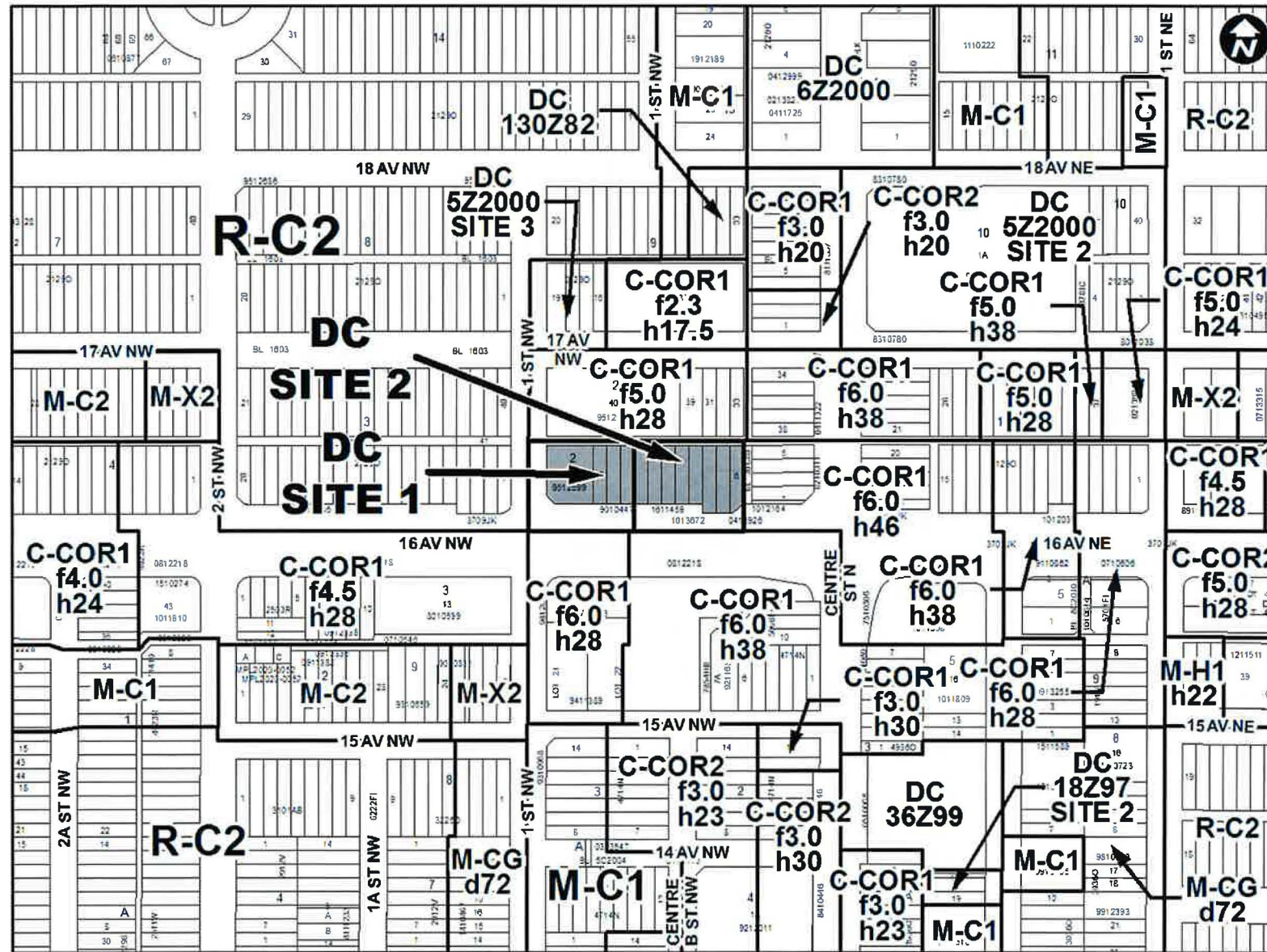












Direct Control District

Density

- 10.0 FAR across the site- reflective of scale in proposed North Hill Local Area Plan

Height

- Different height maximums for west and east portions of the site (Site 1 and 2)- 41m and 83m
- Heights can be exceeded where larger setbacks are provided (increased to 55 m and 100 m for west and east portions of the site)
- Supported by shadow study

Parking

- No minimum parking required for residential uses
- 1 secure bicycle stall per unit for residential uses (double normal requirement)

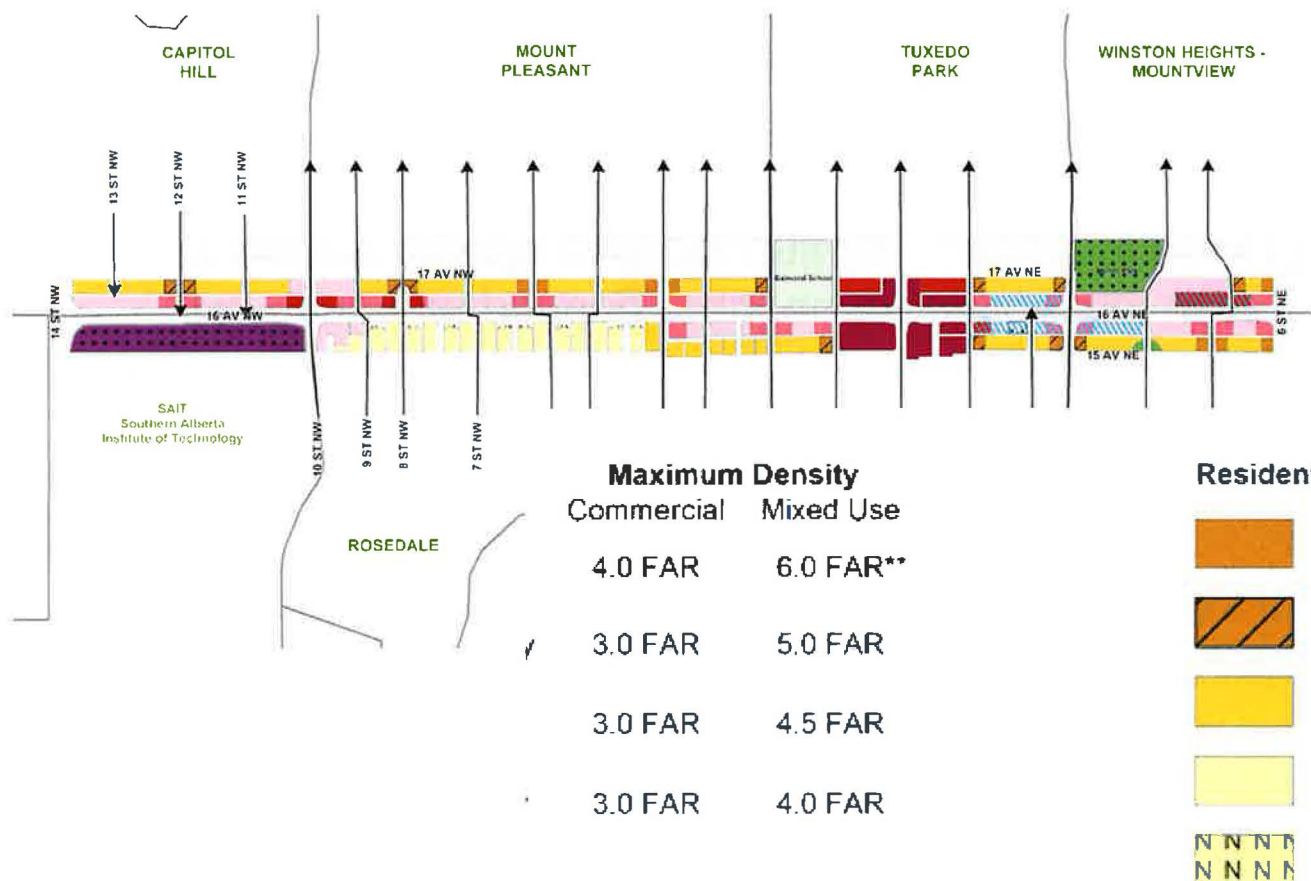
Building Separation and Tower Floor Plate Regulation

- 22 metre separation for portions of buildings above 12 storeys
- Portions of buildings above 12 storeys cannot exceed 800.0 square metres



Proposed Amendment to the 16 Avenue North Urban Corridor Area Redevelopment Plan

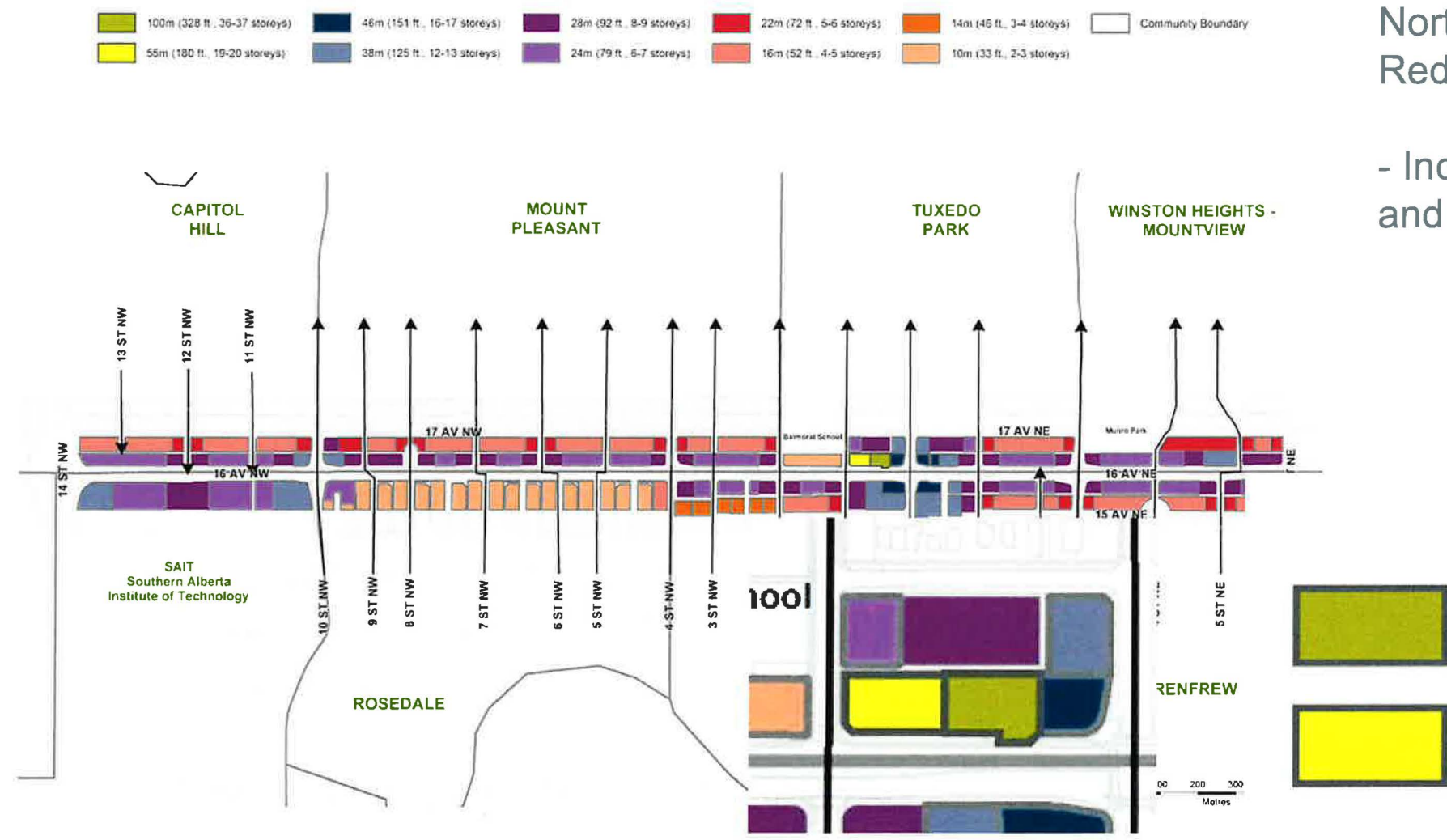
- Map amendment to increase FAR on subject site to 10.0



*Unless more units/area can be accommodated within the Land Use Bylaw FAR limits
**For the site at 112-140 - 16 Avenue NW the maximum FAR for a Mixed Use development is 10.0 FAR

Proposed Amendment to the 16 Avenue North Urban Corridor Area Redevelopment Plan

- Increase allowable heights to 55 m and 100 m to align with DC



100m (328 ft., 36-37 storeys)

55m (180 ft., 19-20 storeys)

Stakeholder Comments and Concerns

- Parking
- Height and shadowing
- Increased density from existing ARP

REASONS FOR RECOMMENDATION:

- Site is adjacent to both a future Green Line LRT station and an existing MAX Orange BRT station
- Short transit connections to major employment centres (Centre City, SAIT, UofC, Foothills Hospital, Alberta Children's Hospital, Peter Lougheed Hospital)
- Proposal is in line with the proposed North Hill Local Area Plan
- Revisions to the 16 Avenue North Urban Corridor Area Redevelopment Plan are supported by Administration
- Allows for more Calgarians the option to live in close proximity to transit with access to a large job market and the option to live without a vehicle
- Improved public realm and pedestrian infrastructure with redevelopment of the site
- Minimal shadow impacts from the proposed development

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the 16 Avenue North Urban Corridor Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.37 hectares (0.91 acres) located at 112, 116, 120, 124, 130 and 140 16 Avenue NW (Plan 2129O; Block 2; Lots 7-16 and Plan 9512599; Block 2; Lot 41) from Commercial – Corridor 1 (C-COR1f6.0h28, C-COR1f6.0h38, C-COR1f6.0h46) District to Direct Control (DC) District to accommodate a mixed use development, with guideblines (Attachment 3)

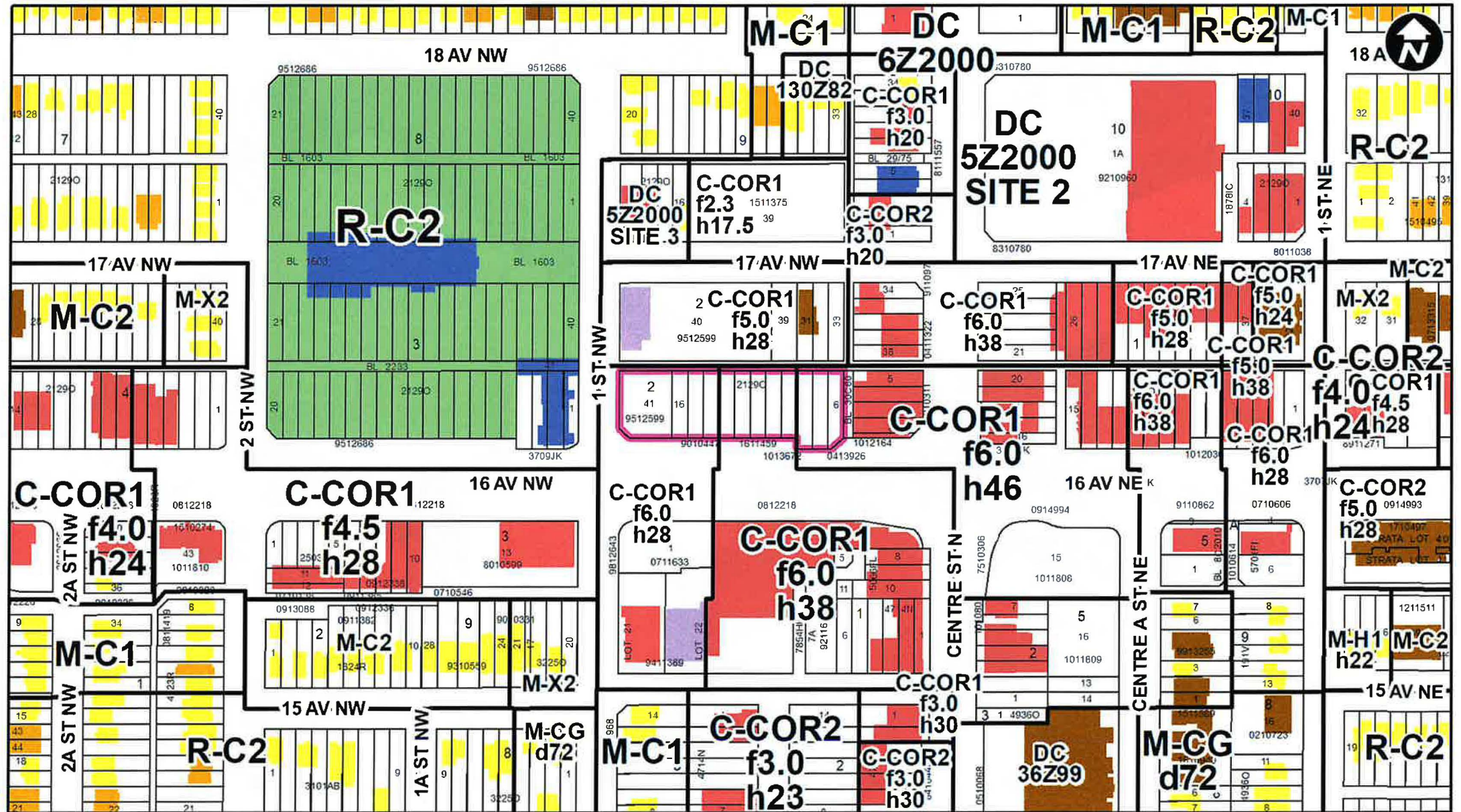










Fig 13. 6.0m setback from the west property line enables a small plaza and opportunities for a cafe or similar to spill out onto the sidewalk.



Fig 14. Additional 2.0m setback from the south property line accommodates a double row of trees and improves connections to transit.



Fig 15. Enhanced public realm along 16th Avenue makes commercial uses viable and enables community gathering.

March/September 21



March 21, 8am



March 21, 10am



March 21, 12pm



March 21, 2pm



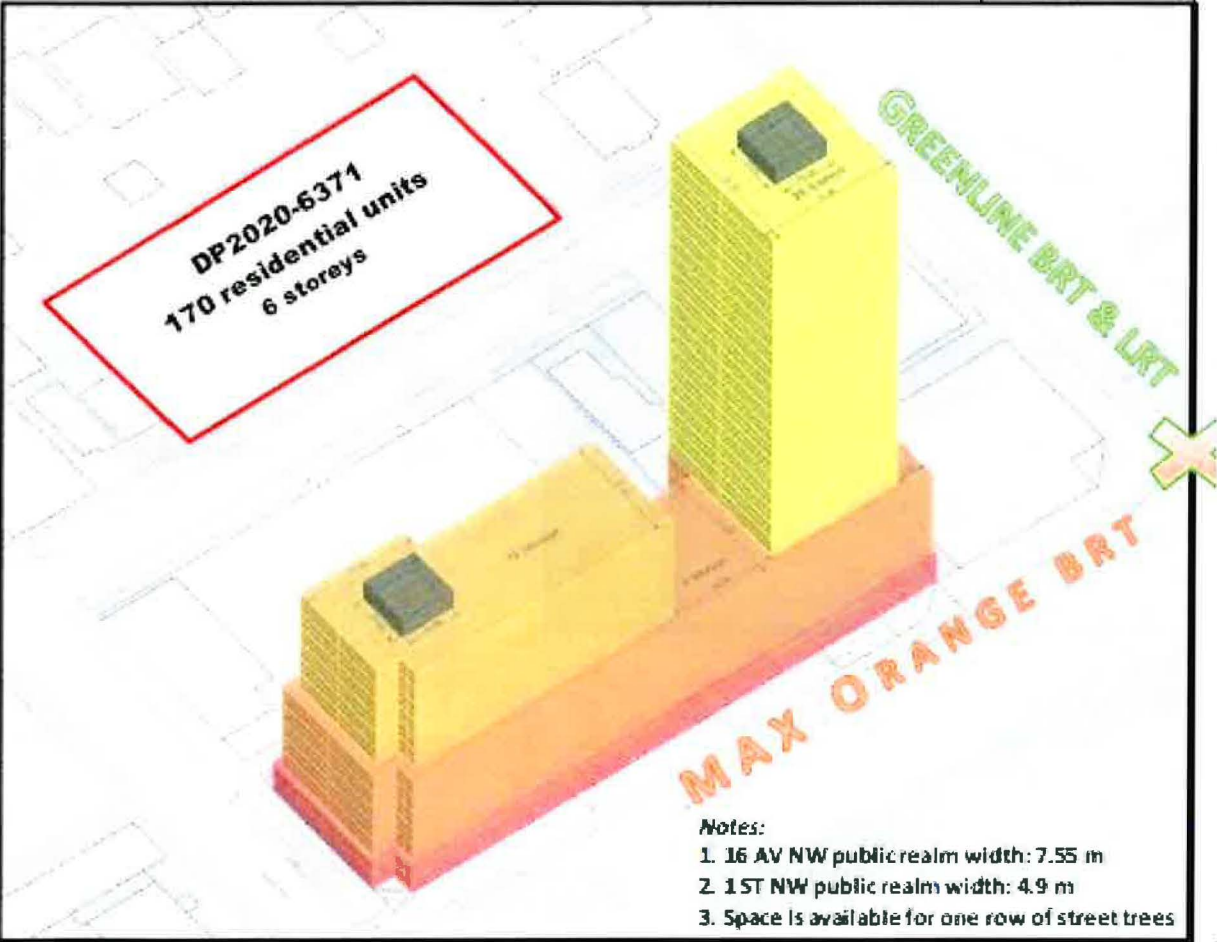
March 21, 4pm



March 21, 6pm

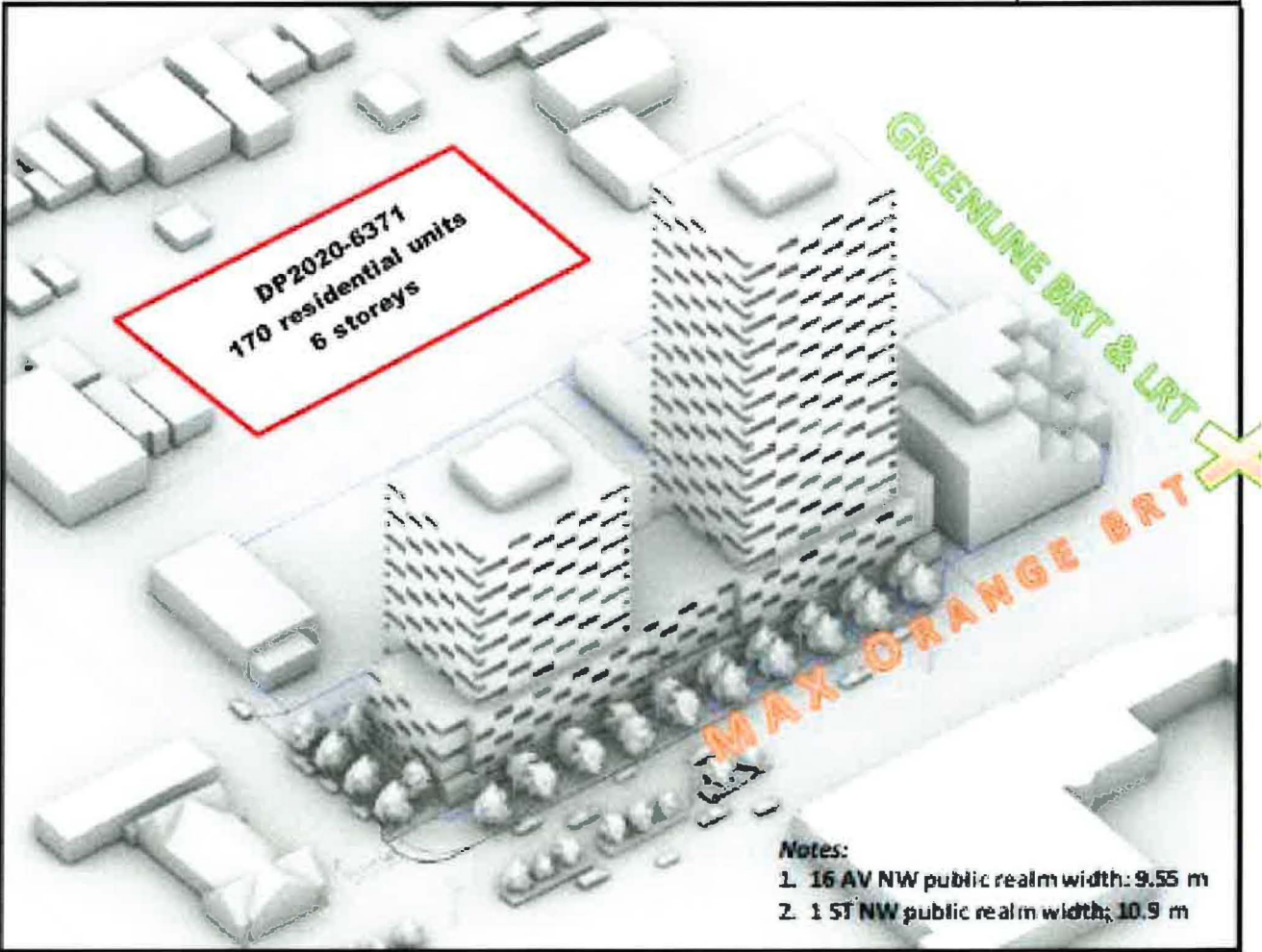
Massing 1: Compliant with Draft North Hill LAP Height Maximums - 12/26 Storeys

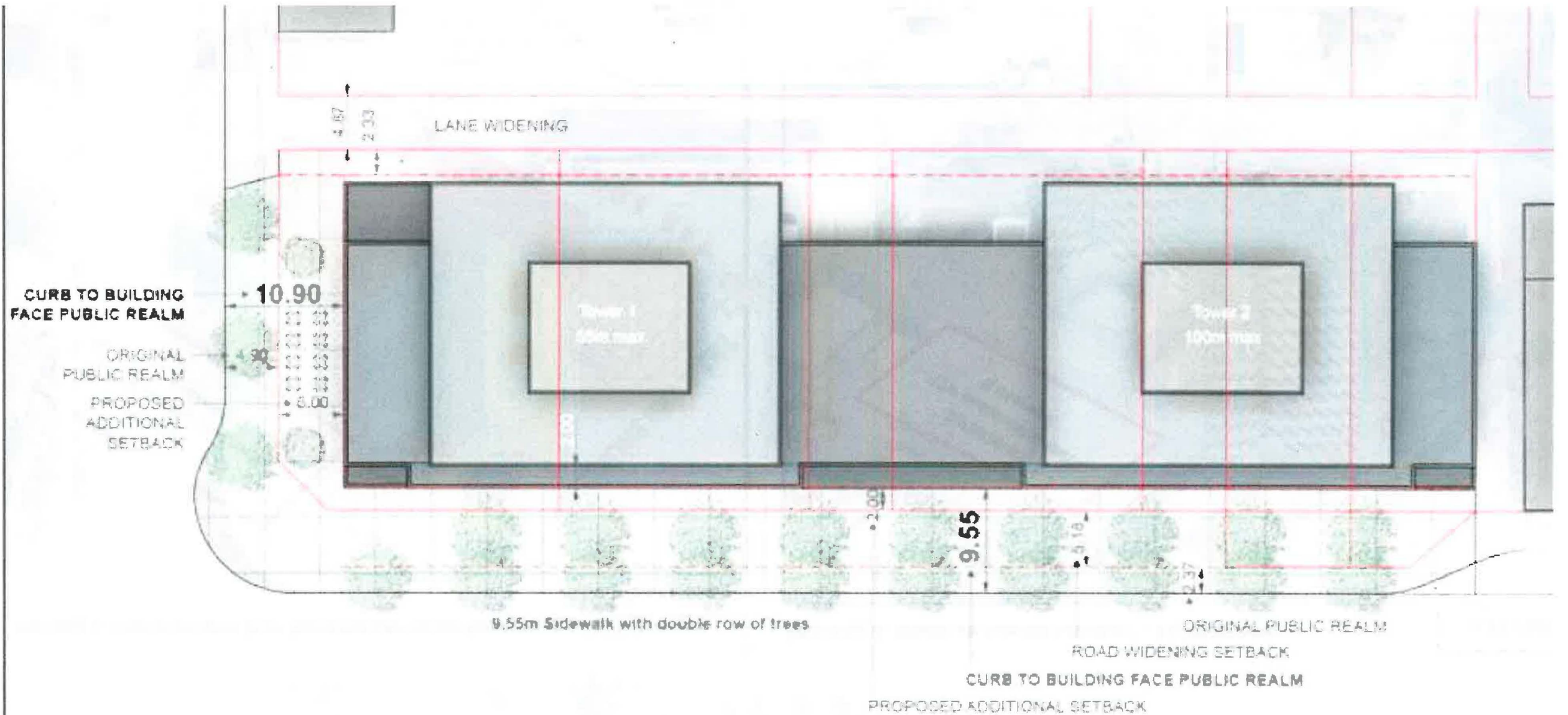
10.41 FAR



Massing 2: JEMM 16 Avenue Concept* - 14/30 Storeys

9.97 FAR







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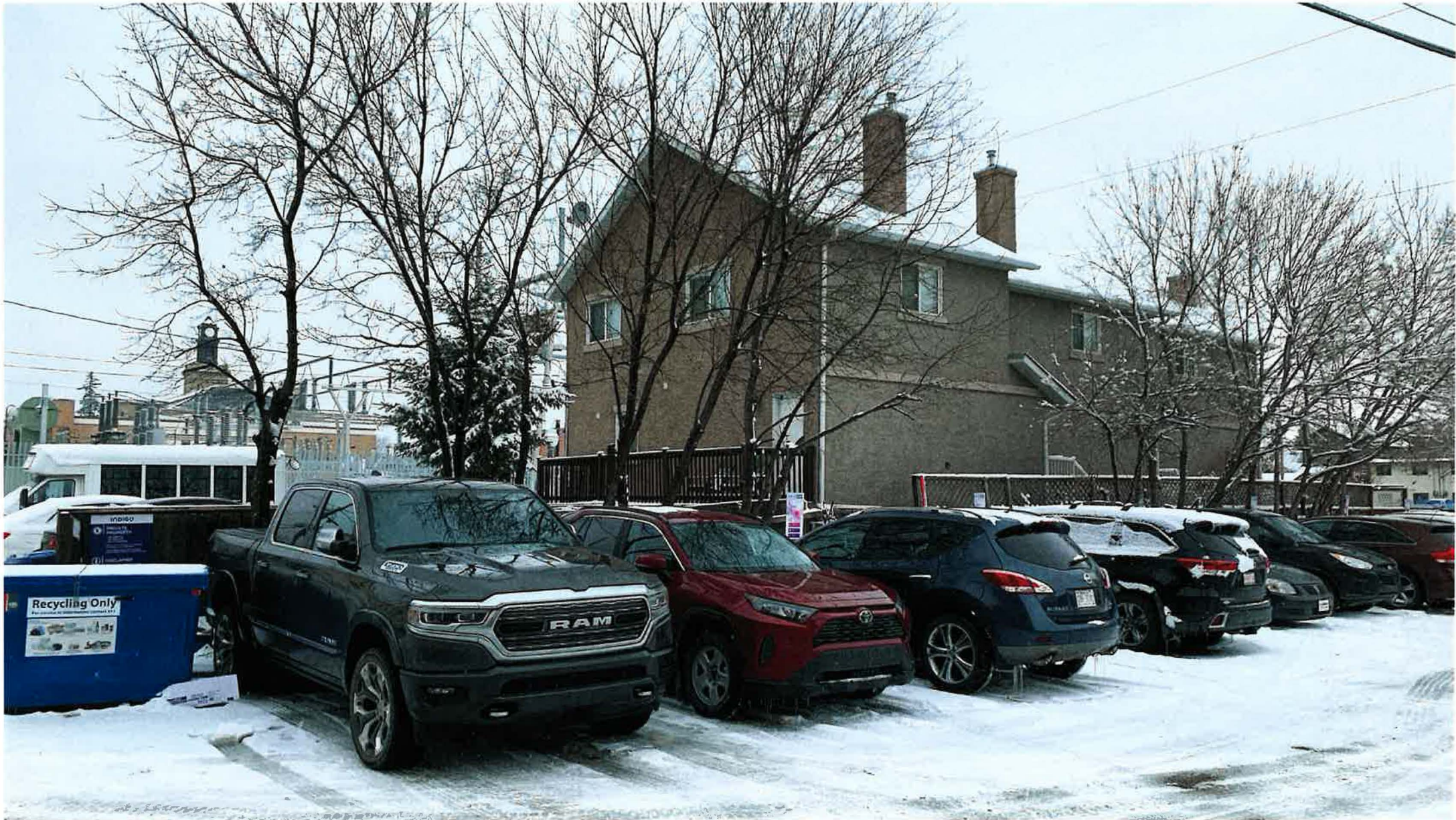




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