

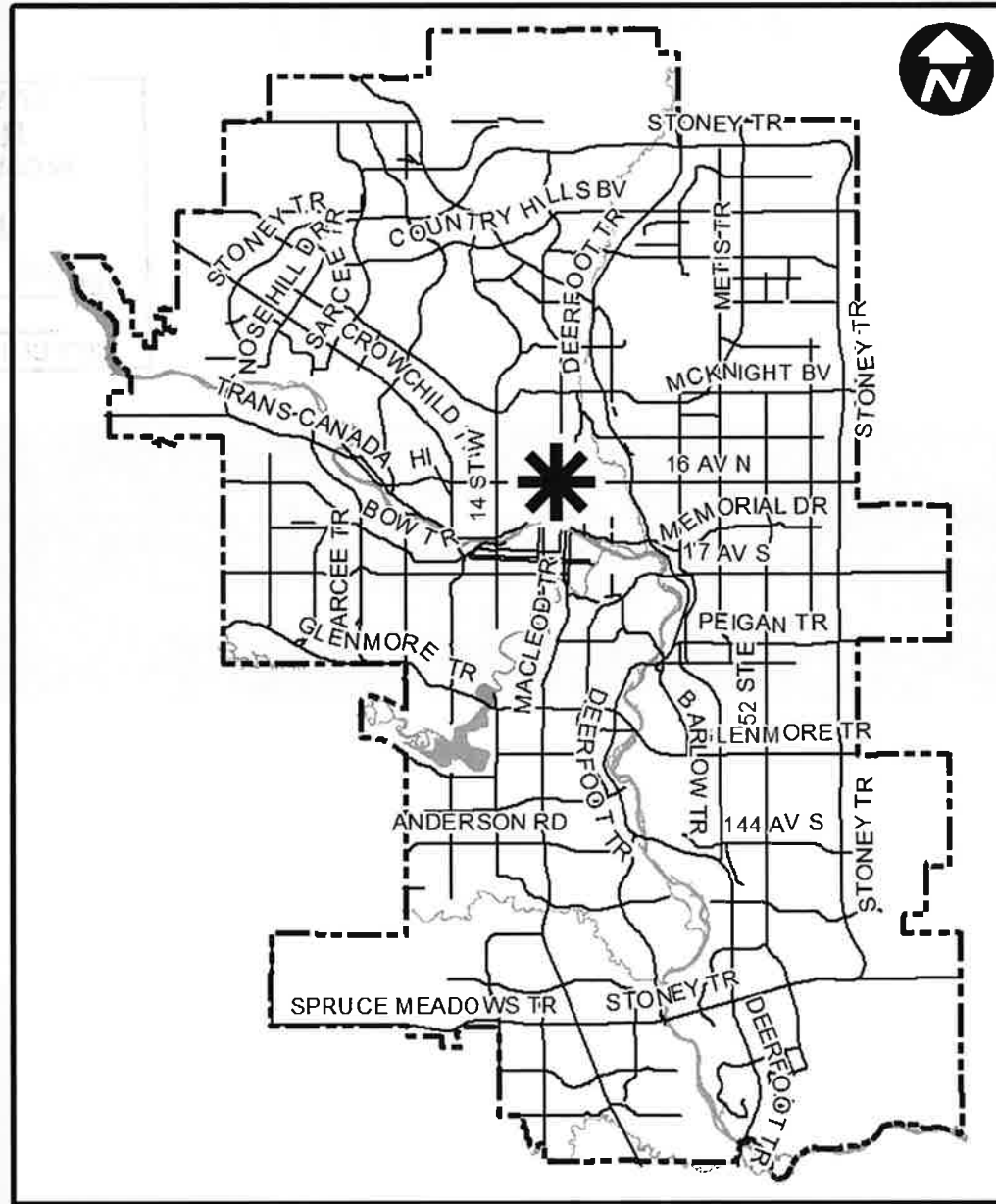


# Public Hearing of Council

## Agenda Item: 8.1.3

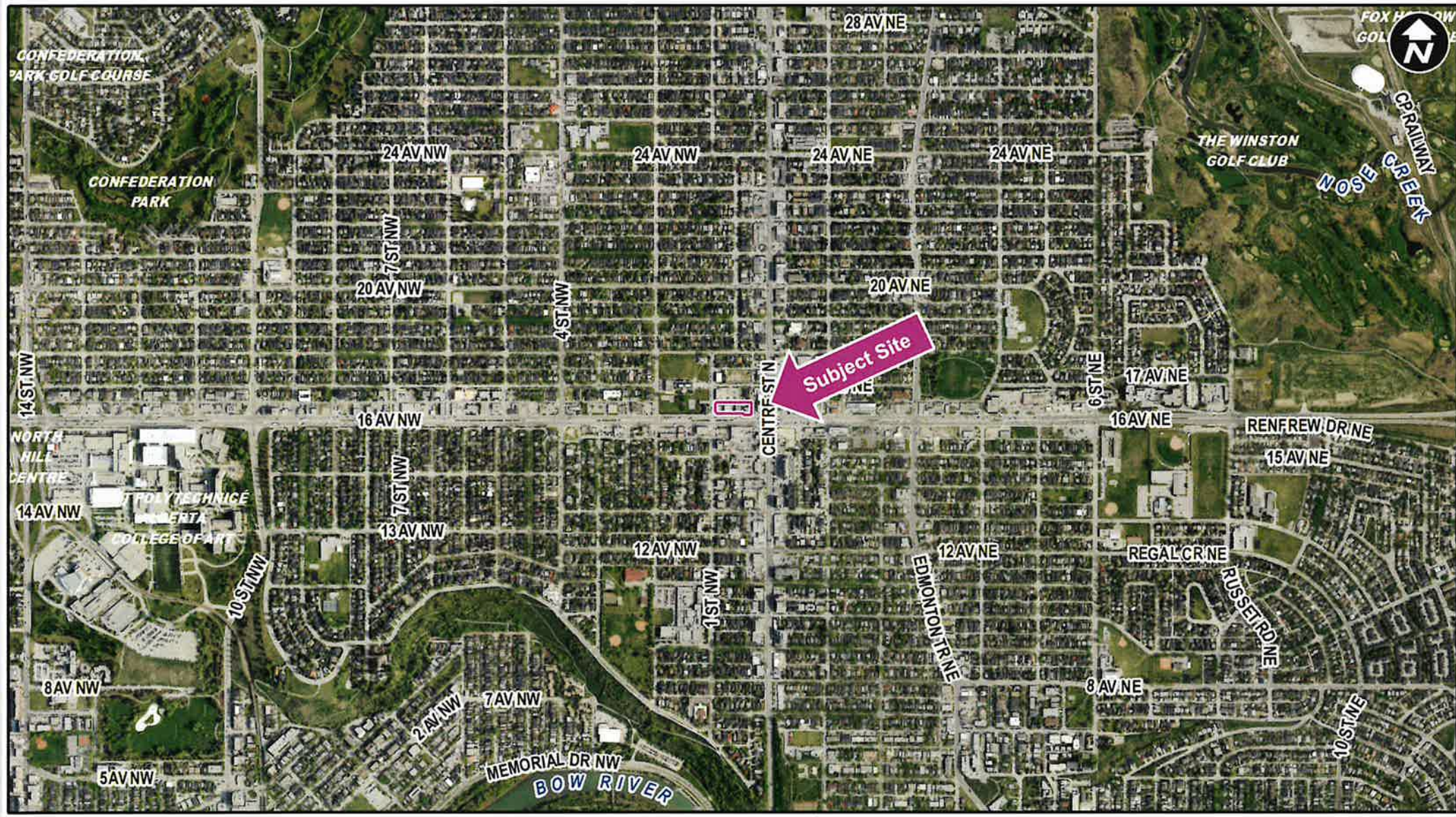
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
MAY 31 2021  
ITEM: #8.1.3 CC2021-0372  
public  
CITY CLERK'S DEPARTMENT

**LOC2020-0015**  
**Land Use Amendment**



RECEIVED  
MAY 1 2021  
CITY OF CALGARY  
COUNCIL CHAMBER









University of Calgary,  
Foothills Hospital & Alberta  
Children's Hospital via  
MAX Orange

Aurora Business  
Park, North  
Pointe via BRT  
and future  
Green Line

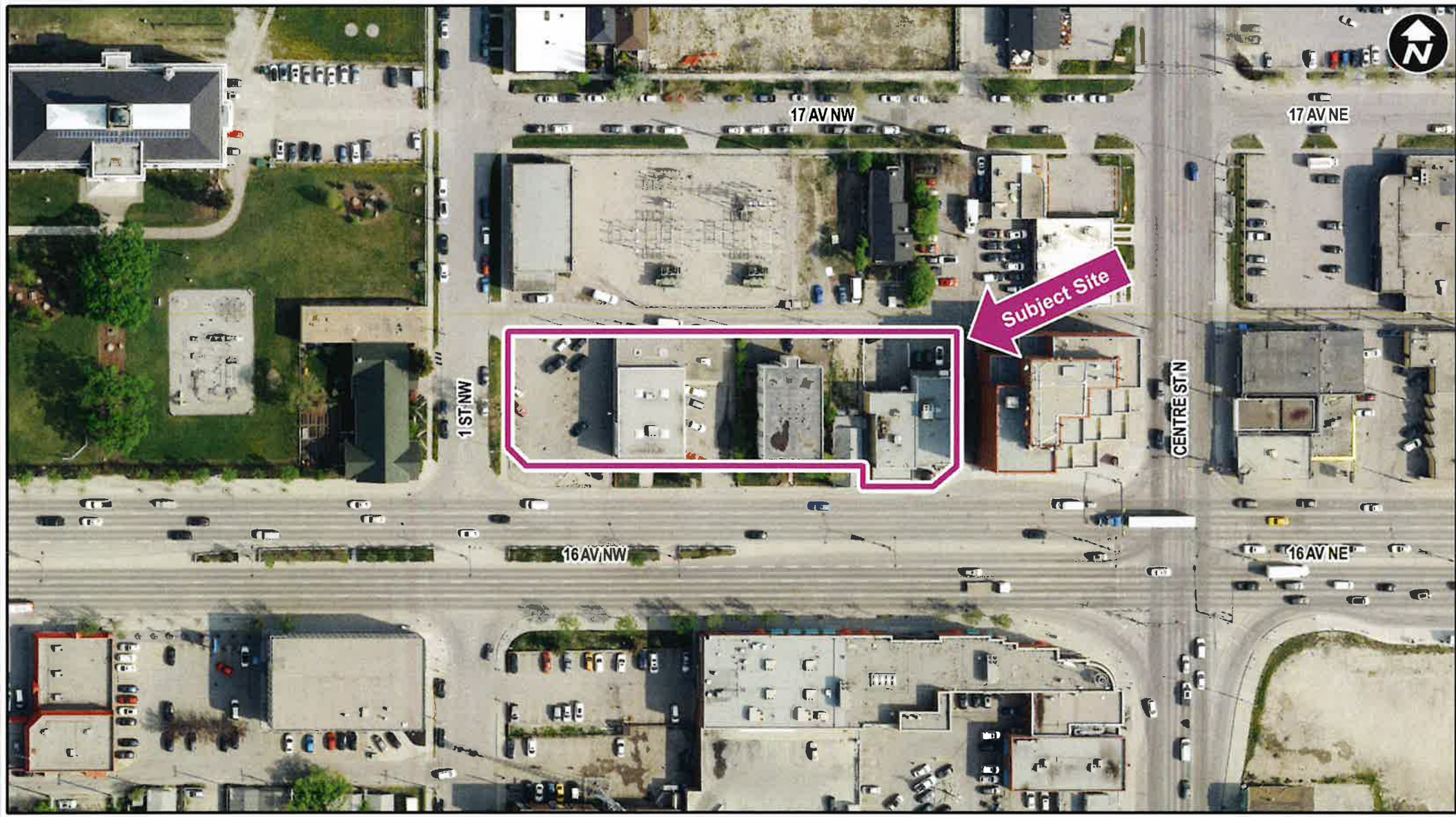
Peter Lougheed  
Hospital via  
MAX Orange

SAIT via  
MAX  
Orange

Subject Site

Centre City via  
Green Line



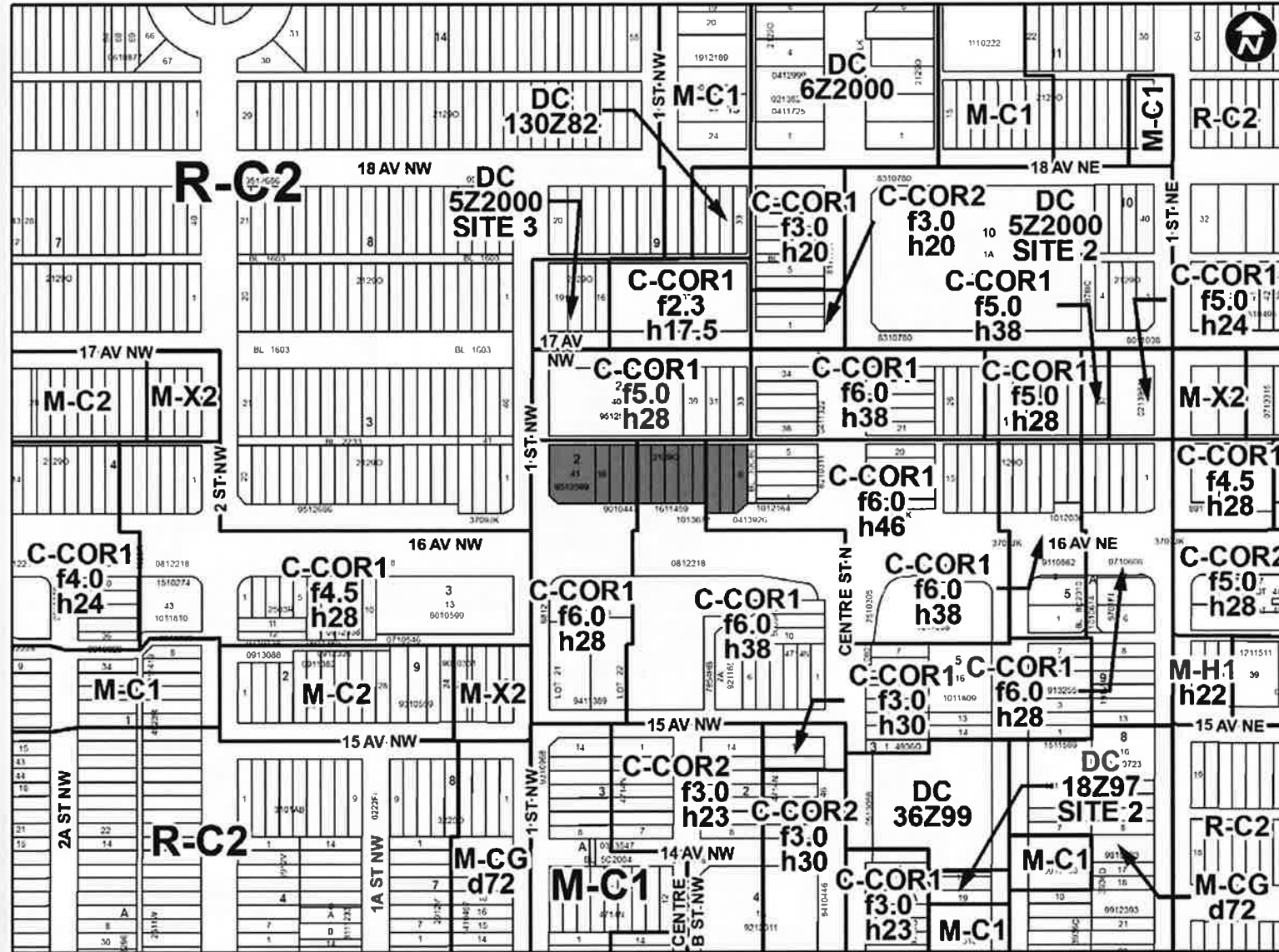




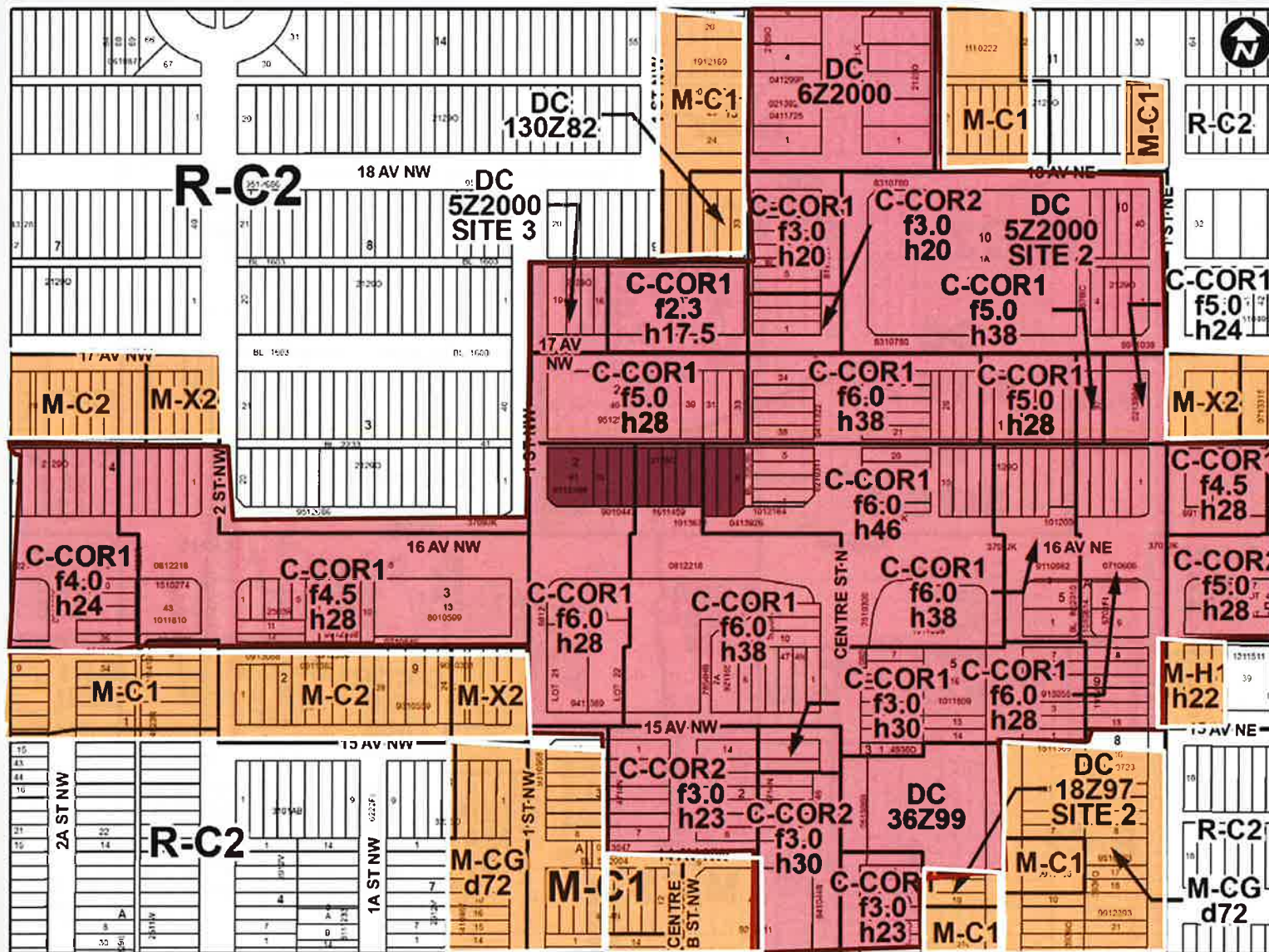




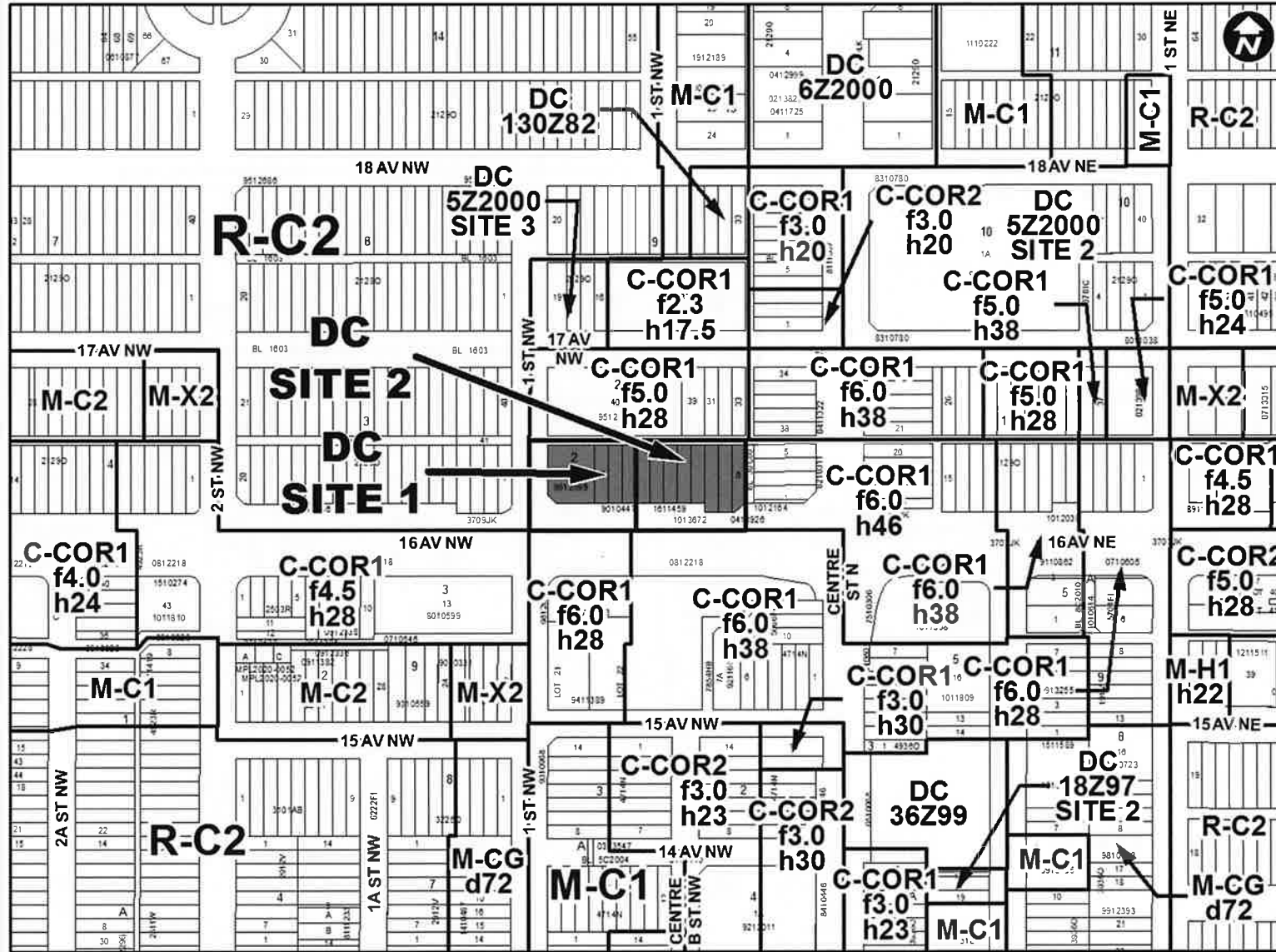














## Direct Control District

### 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



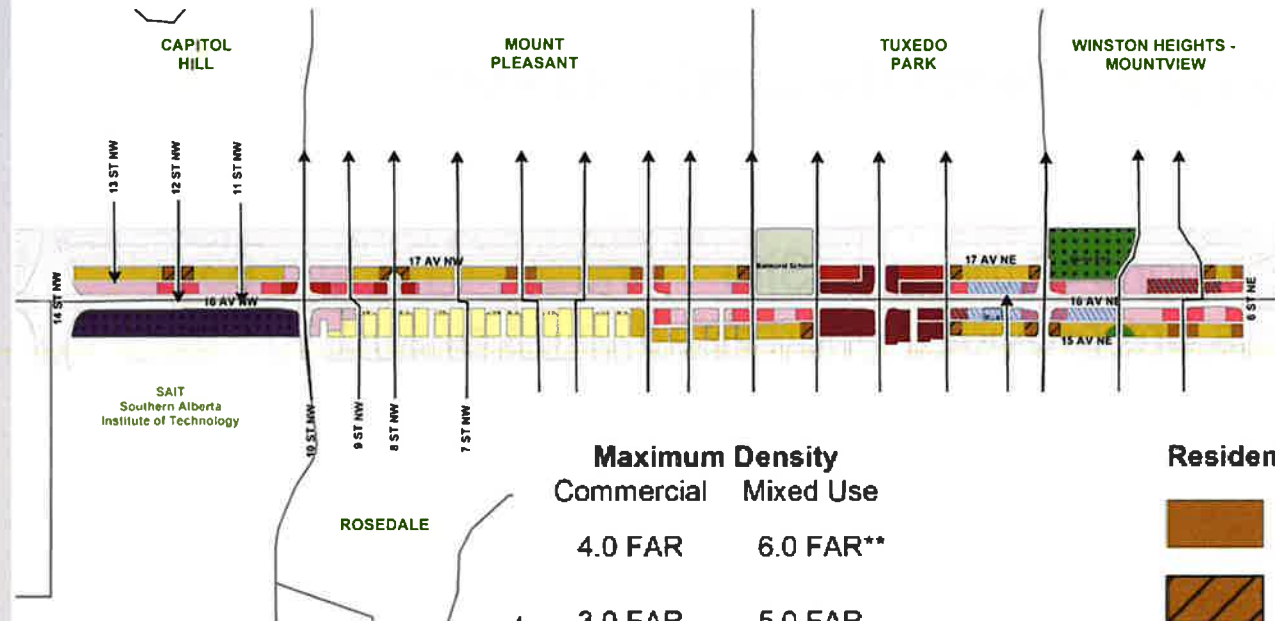
Commercial Mixed Use		Maximum Density	
	Commercial	Commercial	Mixed Use
	Commercial Mixed High Density	4.0 FAR	6.0 FAR**
	Commercial Mixed Medium - High Density	3.0 FAR	5.0 FAR
	Commercial Mixed Medium Density	3.0 FAR	4.5 FAR
	Commercial Mixed Medium - Low Density	3.0 FAR	4.0 FAR
	Auto Oriented Overlay		

Residential Use		Density	
		Minimum	Maximum
	Multi Residential Medium Density	148 uph	210 uph*
	Multi Residential Medium Density/ Support Commercial	72 uph	210 uph*
	Multi Residential Medium Density Low Minimum	148 uph	210 uph*
	Single Detached Residential		
	Single Detached Residential with Noise Attenuation		

FAR = Floor Area Ratio, uph = Units Per Hectare

\*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



Maximum Density	
Commercial	Mixed Use
4.0 FAR	6.0 FAR**
3.0 FAR	5.0 FAR
3.0 FAR	4.5 FAR
3.0 FAR	4.0 FAR

Residential Use		Density	
		Minimum	Maximum
	Multi Residential Medium Density	148 uph	210 uph*
	Multi Residential Medium Density/ Support Commercial	72 uph	210 uph*
	Multi Residential Medium Density Low Minimum	148 uph	210 uph*
	Single Detached Residential		
	Single Detached Residential with Noise Attenuation		

\*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

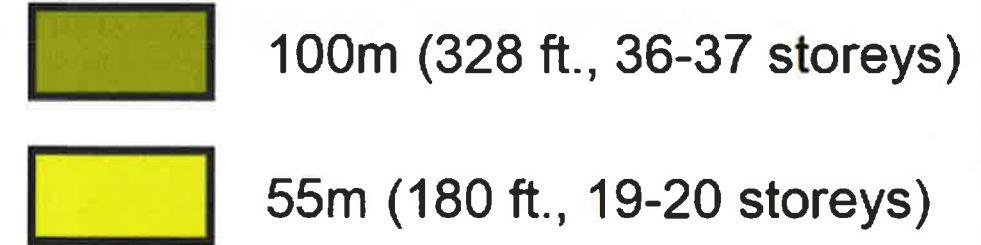
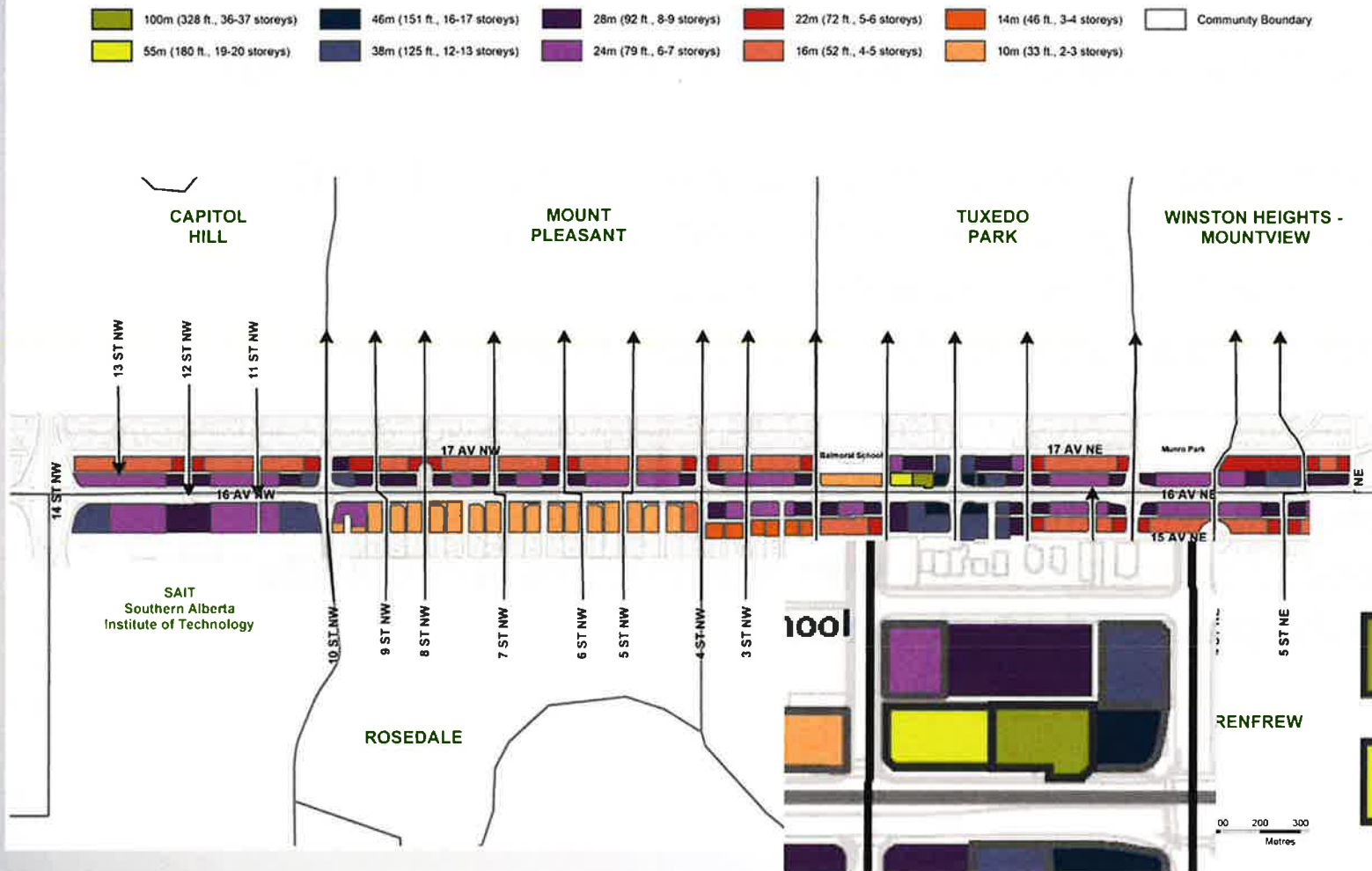
# Proposed Amendment to the 16 Avenue North Urban Corridor Area Redevelopment Plan

- Map amendment to increase FAR on subject site to 10.0



# 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





## 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, U of C, 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

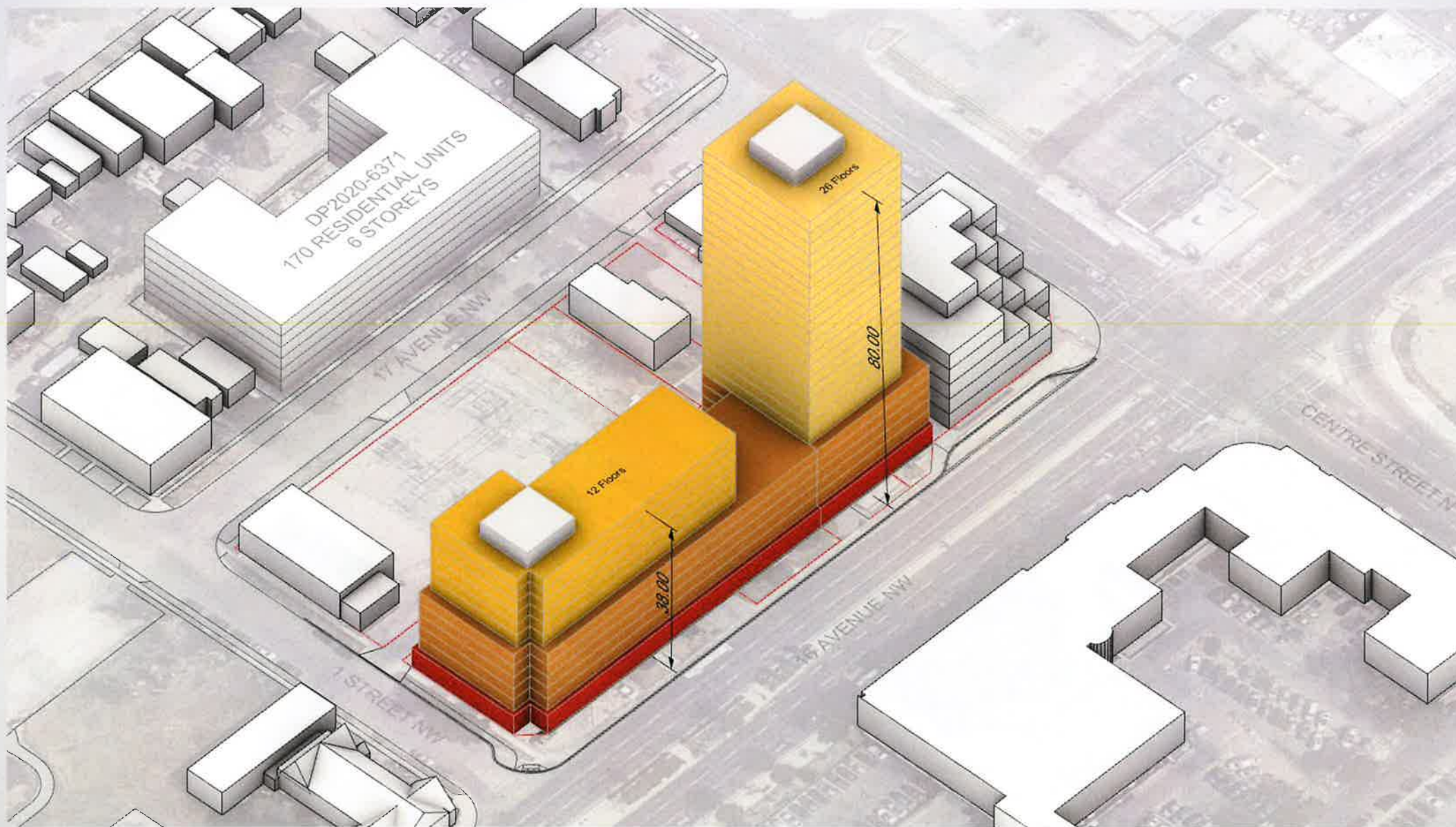
## Calgary Planning Commission's Recommendation:

That Council:

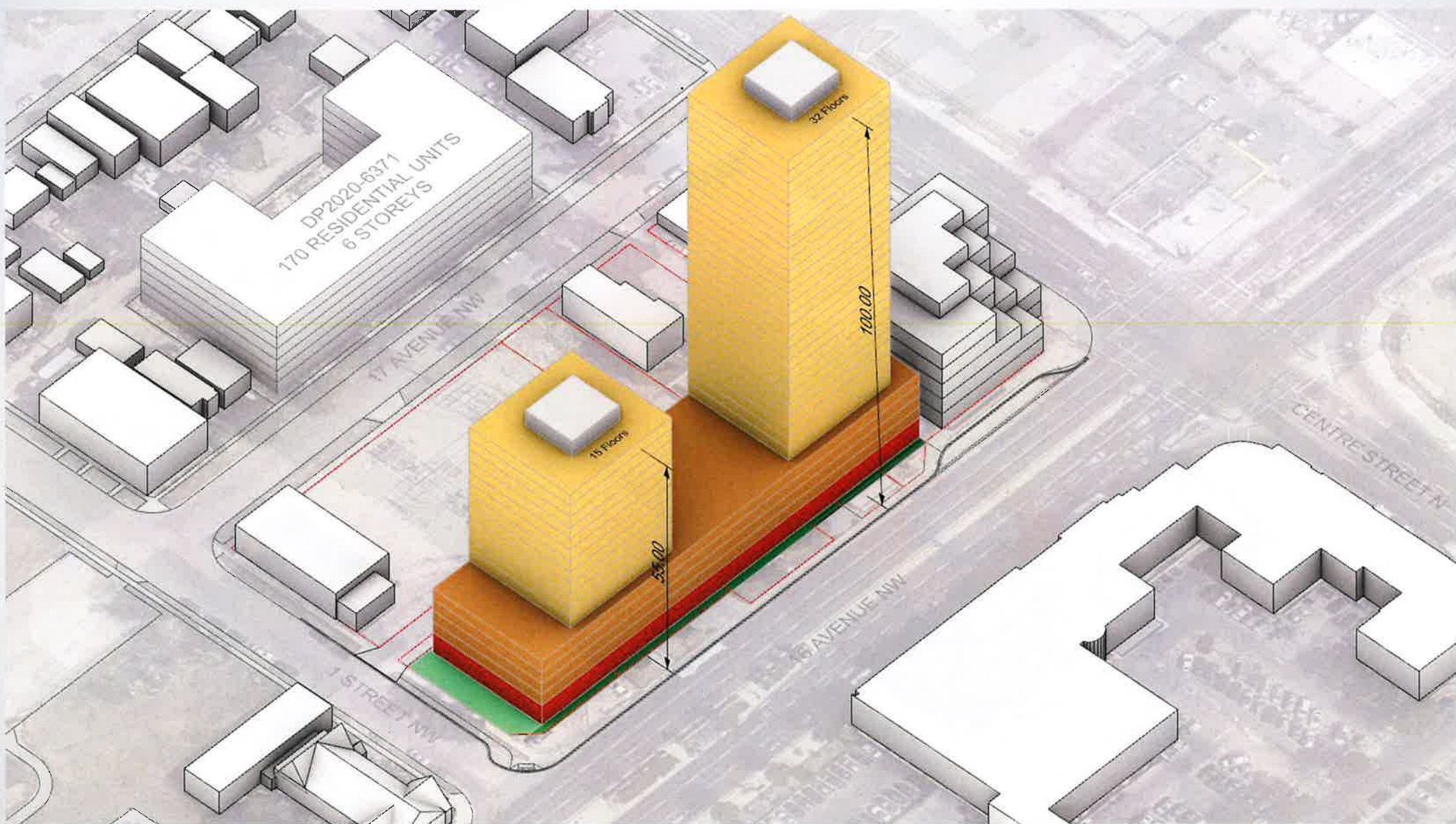
1. Give three readings to **Proposed Bylaw 25P2021** for the amendments to the 16 Avenue North Urban Corridor Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 83D2021** for the redesignation of 0.37 hectares (0.91 acres) located at 112, 116, 120, 124, 130 and 140 - 16 Avenue NW (Plan 21290; Block 2; Lots 7 to 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 District to accommodate a mixed use development, with guidelines (Attachment 3)



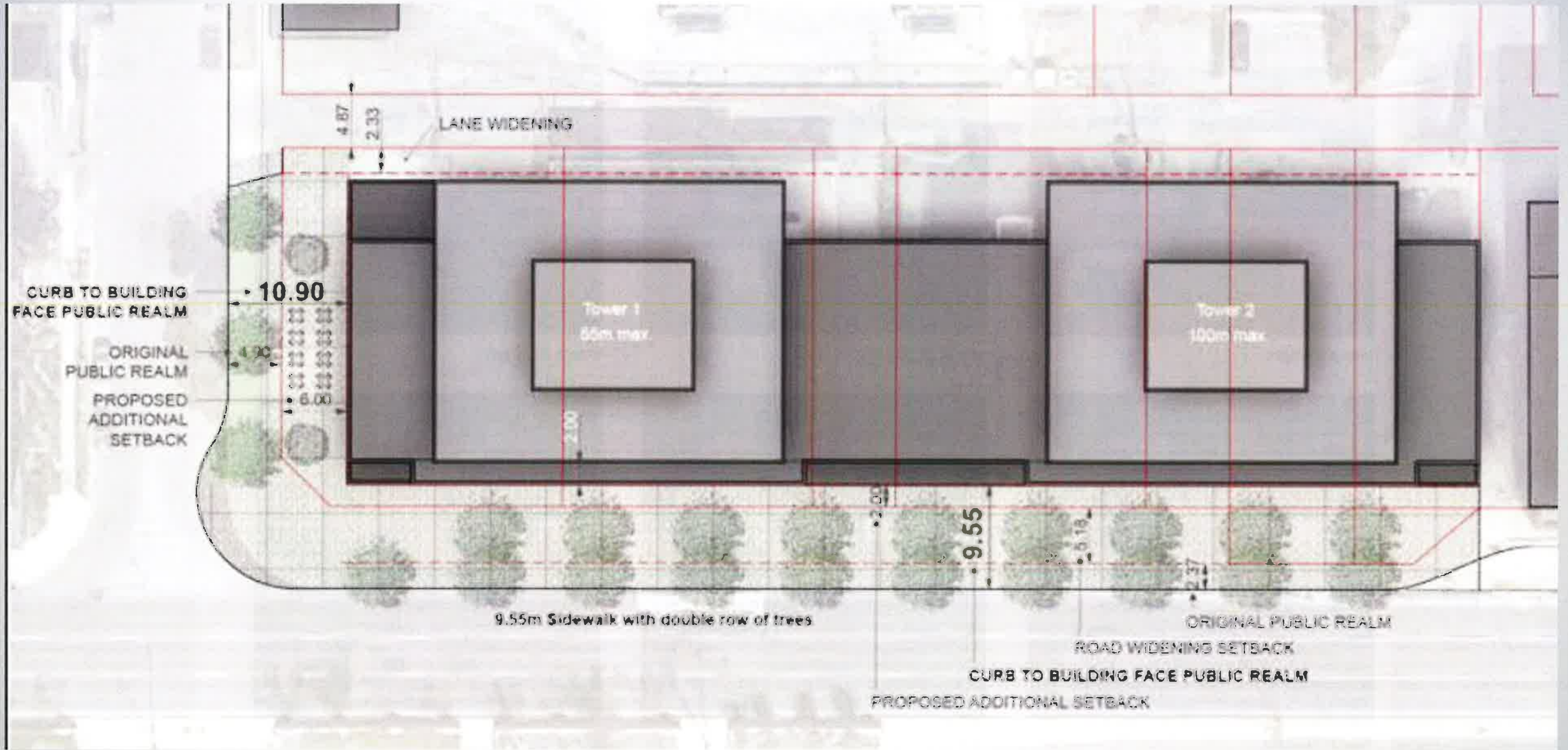
# Supplementary Slides













### March/September 21



March 21, 8am



March 21, 10am



March 21, 12pm



March 21, 2pm



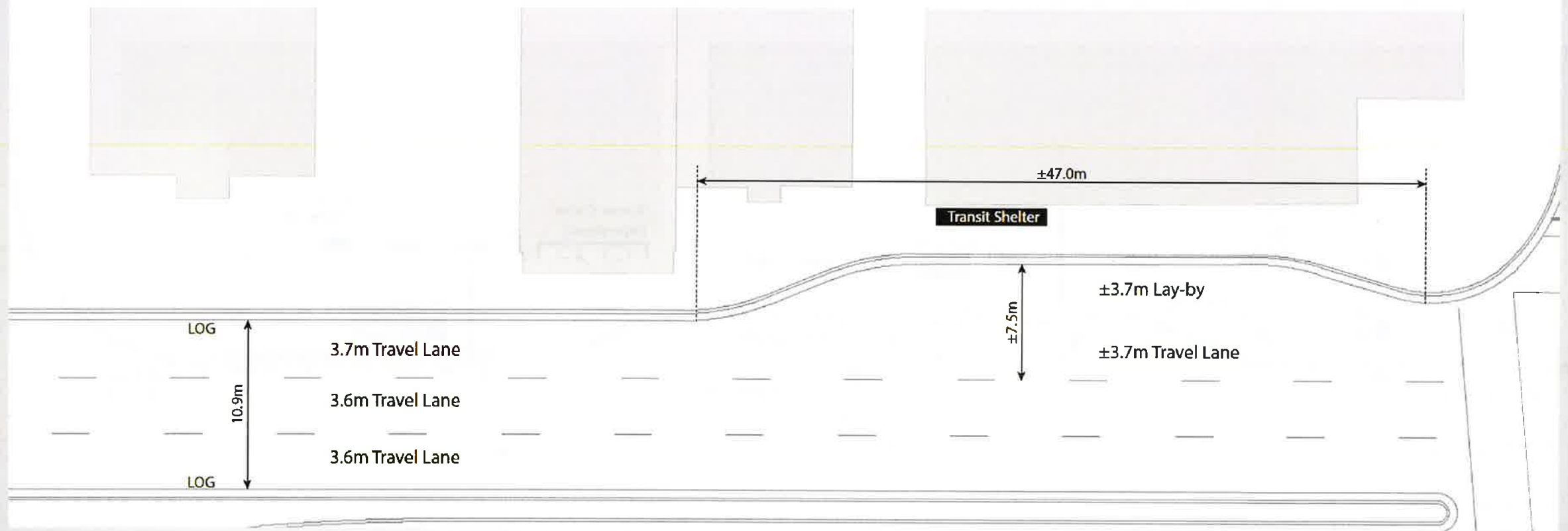
March 21, 4pm



March 21, 6pm



# Centre Street MAX Station (WB) Existing

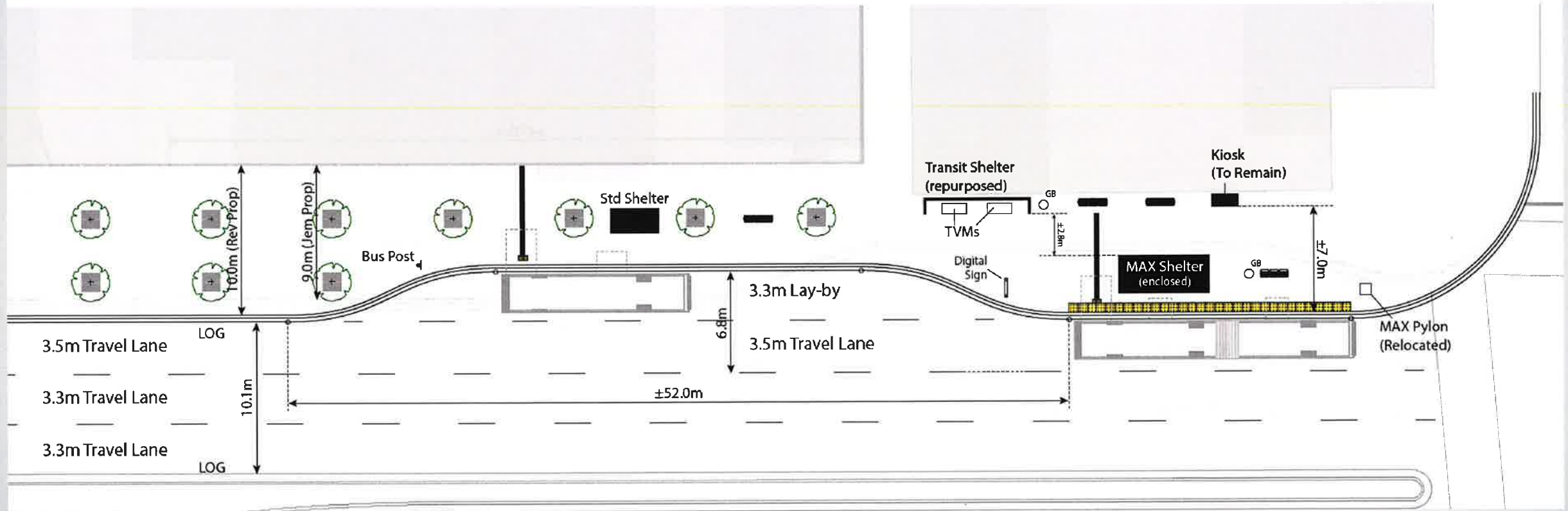






# Centre Street MAX Station (WB)

# Conceptual (Tiered Curb Extension)





# Parking Map

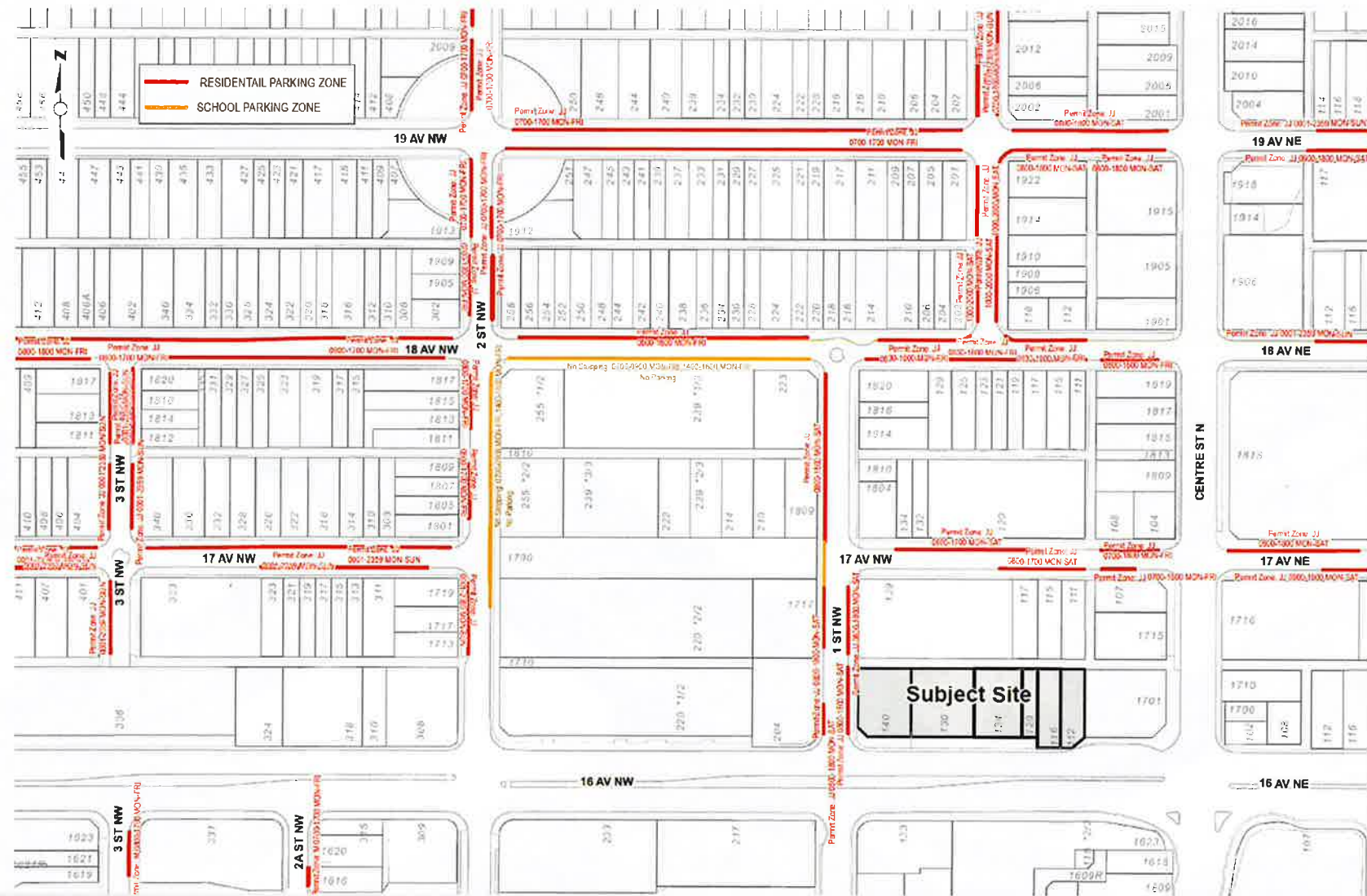
















Fig 13. 6.0m setback from the west property line enables a small plaza and opportunities for a cafe or similar to spill out onto the sidewalk.

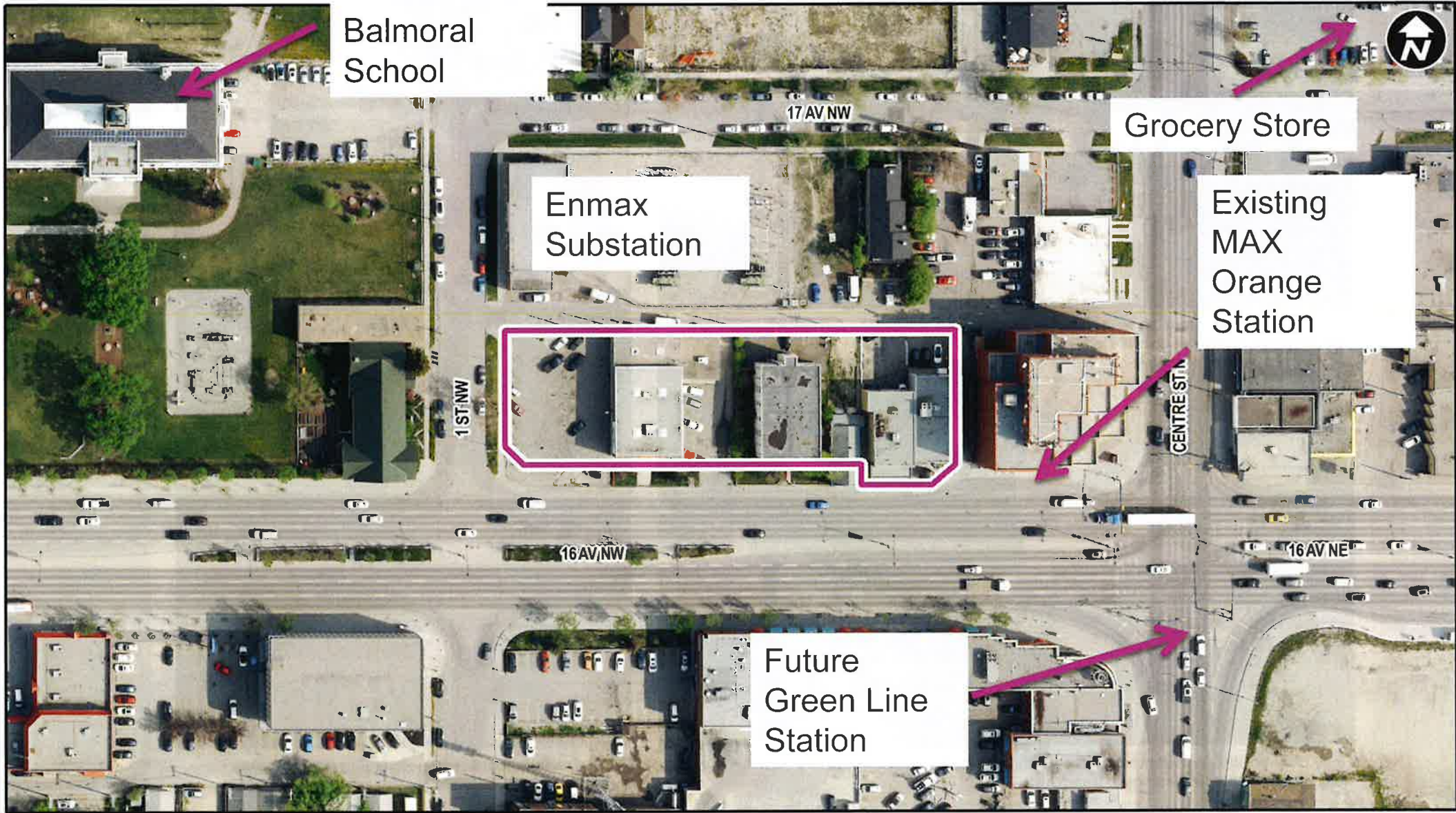


Fig 14. Additional 2.0m setback from the south property line accommodates a double row of trees and improves connections to transit.



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



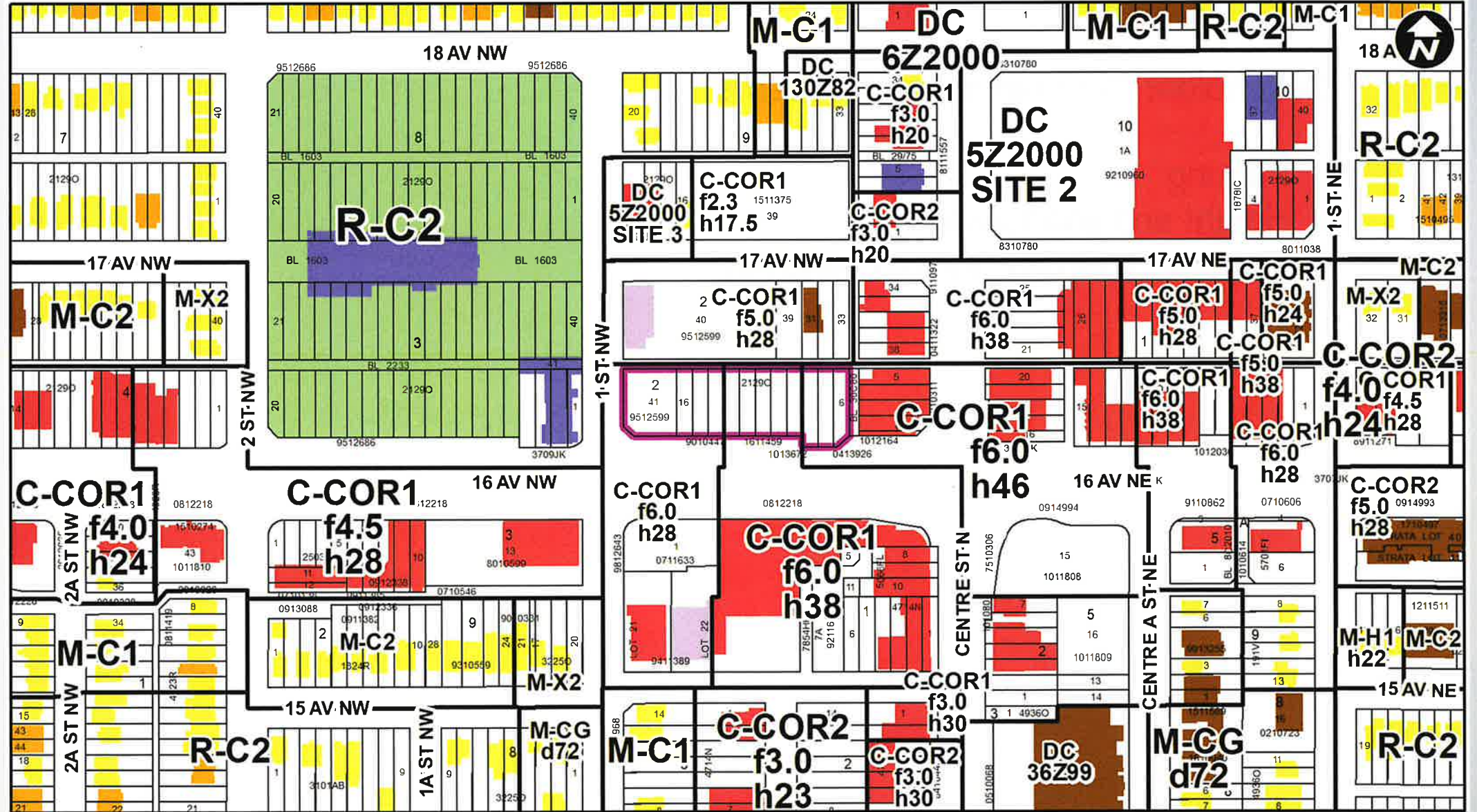


## Stakeholder Comments and Concerns

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



- 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

























































May 31, 2021

Public Hearing on the Proposed 2022 Budget