

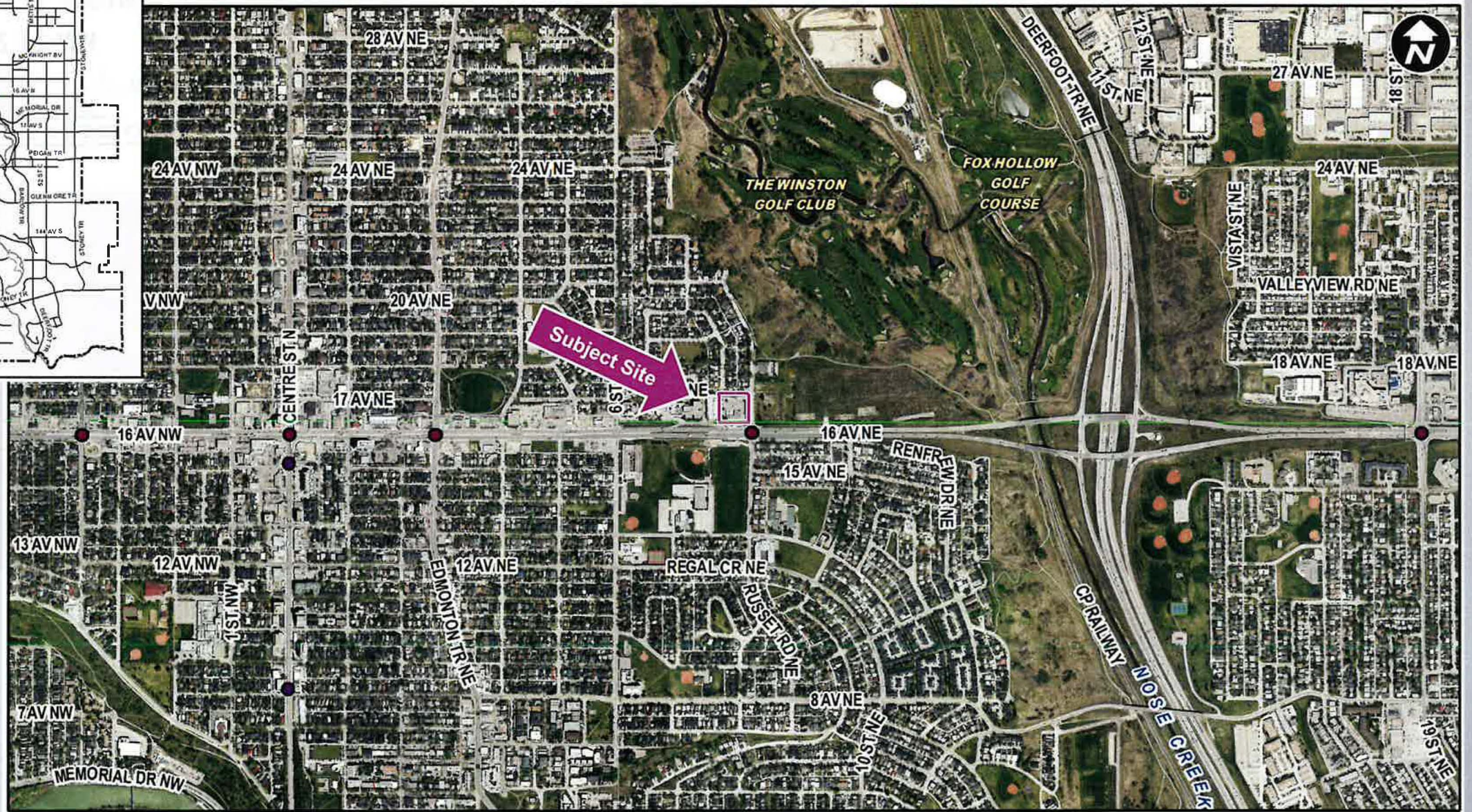
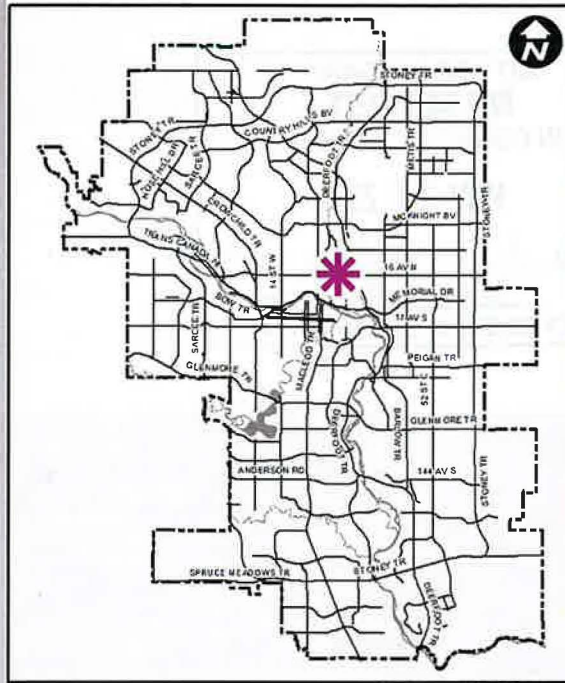


Calgary Planning Commission

Agenda Item: 7.2.4

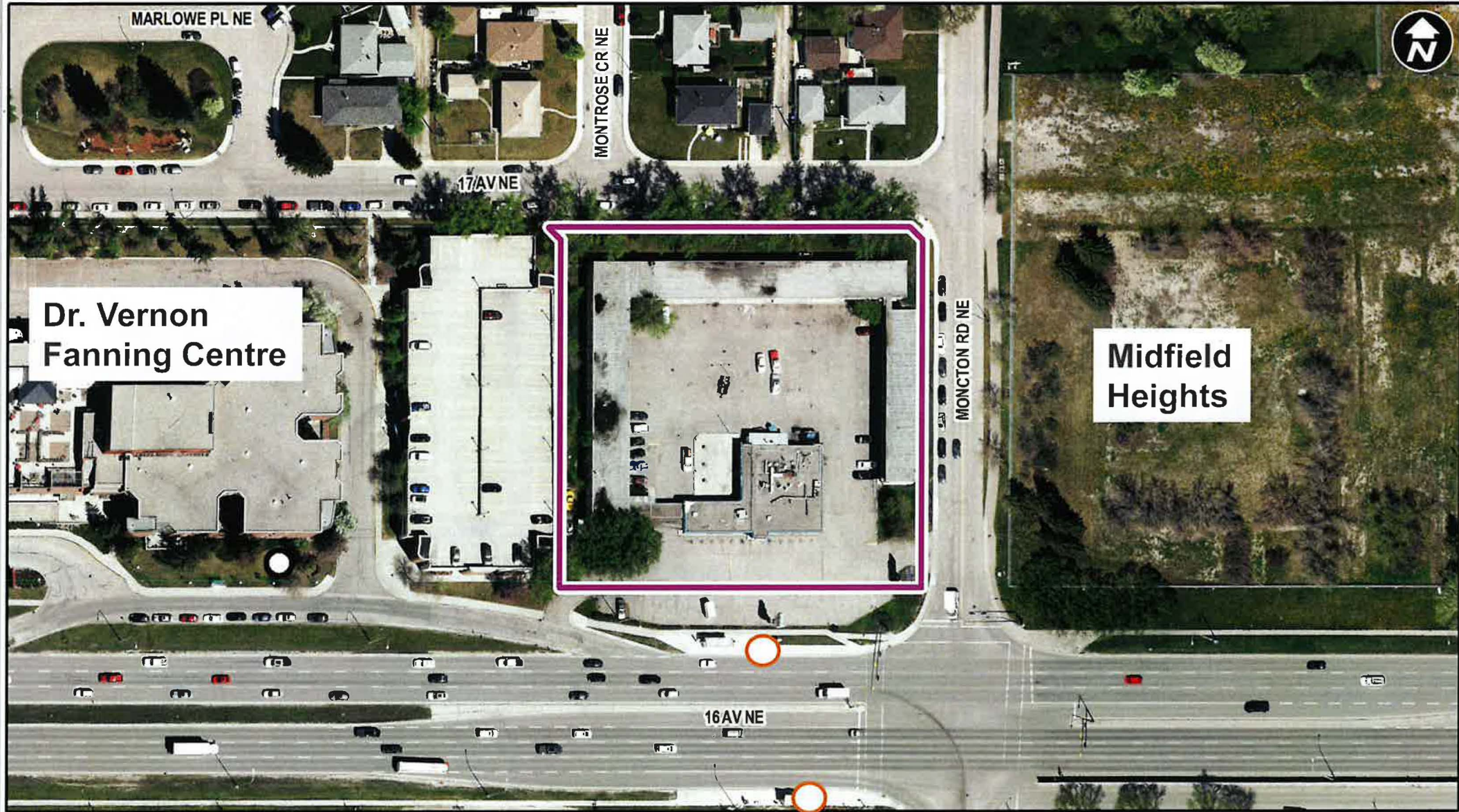
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 18 2021
ITEM: 7.2.4 CPC 2021-1494
Distribution
CITY CLERK'S DEPARTMENT

LOC2020-0172
Land Use Amendment
November 18, 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



Dr. Vernon
Fanning Centre

Midfield
Heights

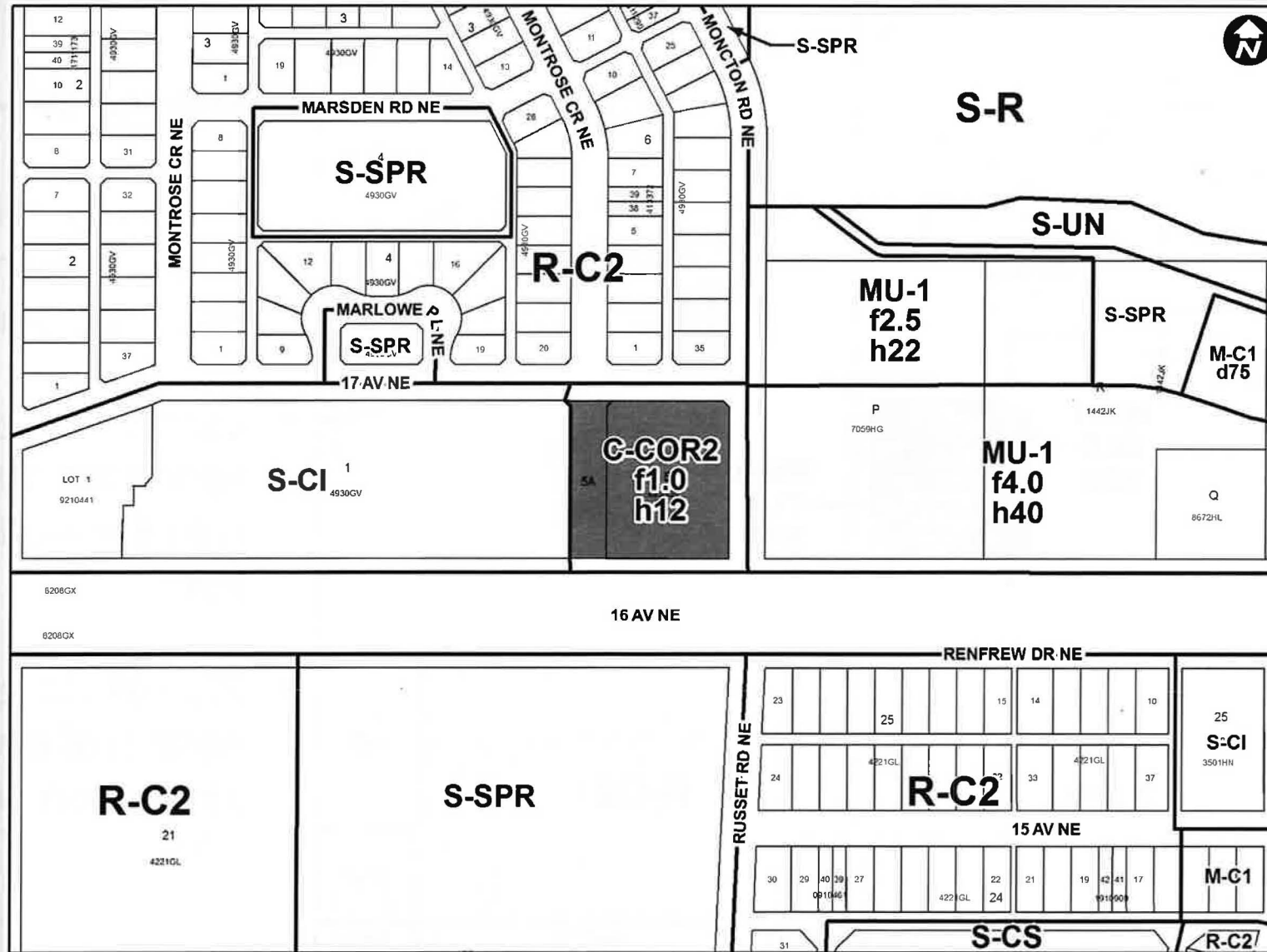
LEGEND
Max BRT Stops
Orange

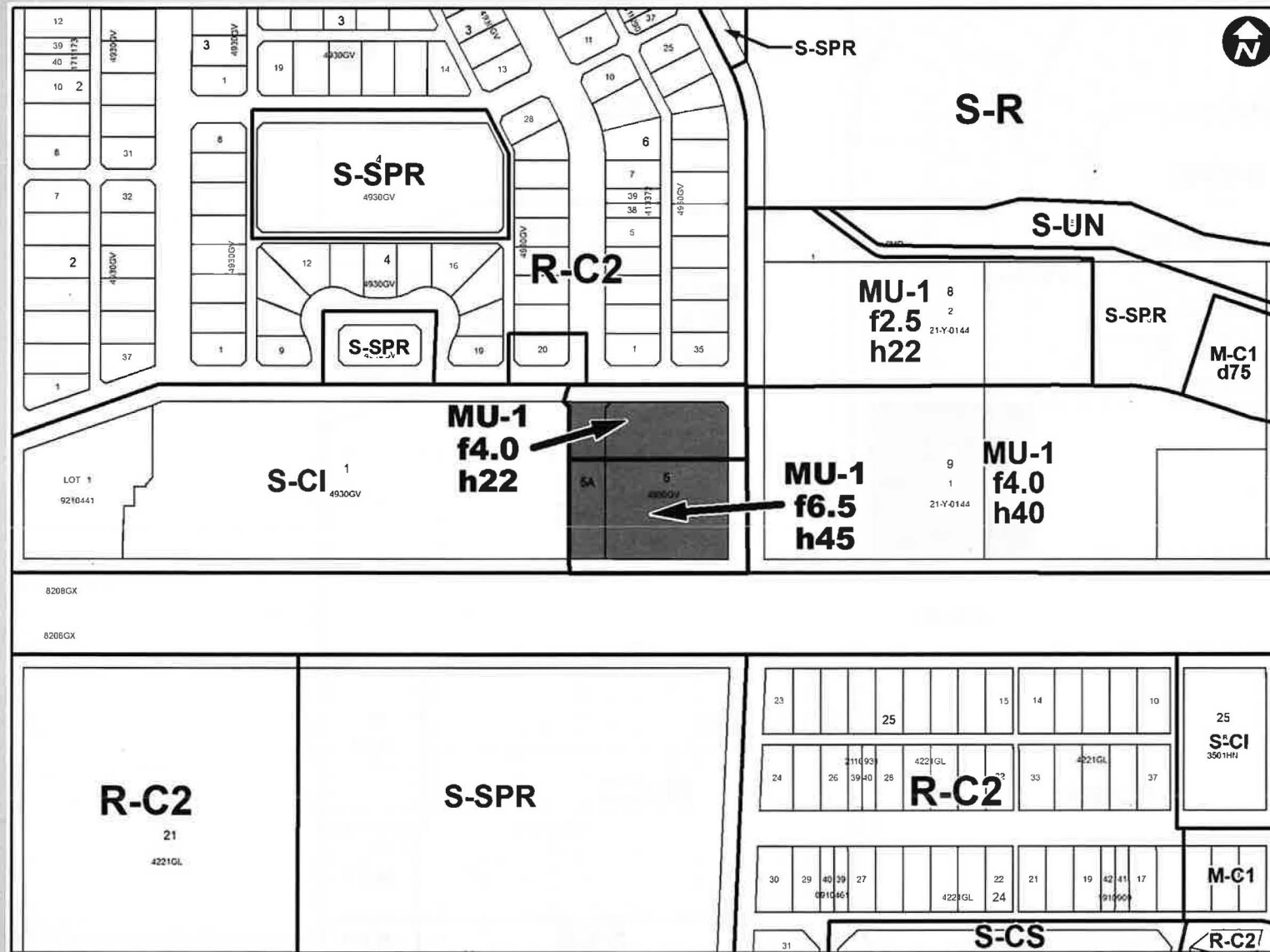
Parcel Size :
0.77 ha
87m x 87m





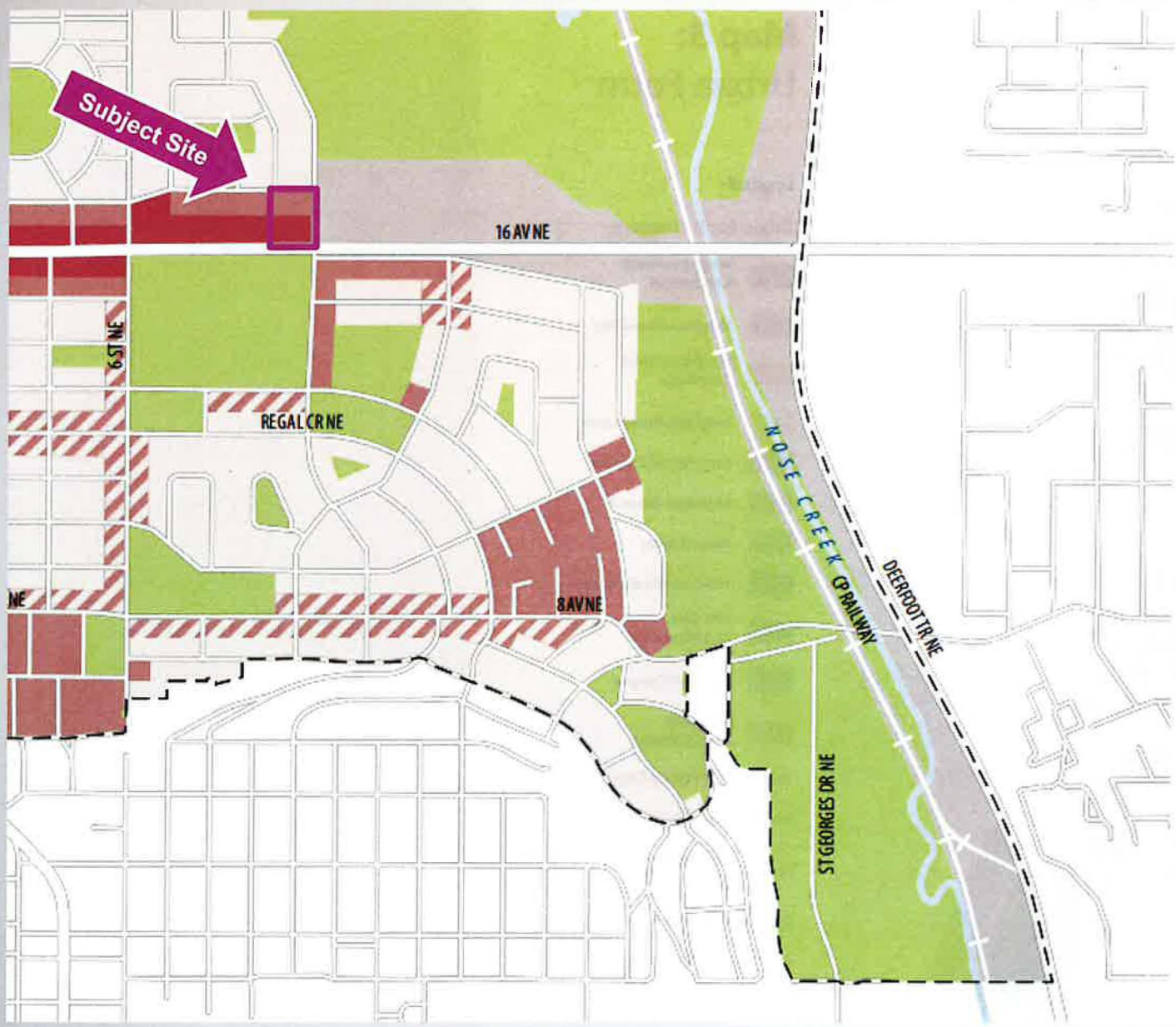






Proposed MU-1 District:

- Allows for mix of residential and commercial uses, buildings oriented to the street
- Varying building heights and floor area ratios to correspond with the North Hill Local Area Plan
- 22m (6 stories) on north portion of the site, 45m (12 stories) on south portion of the site



Map 4: Building Scale

Legend

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Recreation
- Plan Area Boundary



Map 3: Urban Form

Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

Additional Policy Guidance

- Active Frontage
- Comprehensive Planning Site
- Industrial Transition
- Plan Area Boundary

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings for the proposed bylaw for the redesignation of 0.77 hectares \pm (1.91 acres \pm) located at 802 – 16 Avenue NE (Plan 4930GV, Blocks 5 and 5A) from Commercial Corridor 2f1.0h12 (C-COR2f1.0h12) District **to** Mixed Use - General (MU-1f4.0h22) District and Mixed Use - General (MU-1f6.5h45) District.

Supplementary Slides







Sample Development

SITE:

Address: 802 16 Ave NW,
Calgary AB

Legal Description:

Blocks 5 and 5A,
Plan 4930 GV,
SW 1/4 Sec 26 TWP,
RGE 1, W5M

Site Area: ±7,755 m² (0.78 ha)

Current Zoning:

C-COR2 f1h12

Proposed Zoning:

North Parcel - MU-1, f4, h22
South Parcel - MU-1, f6.5, h45

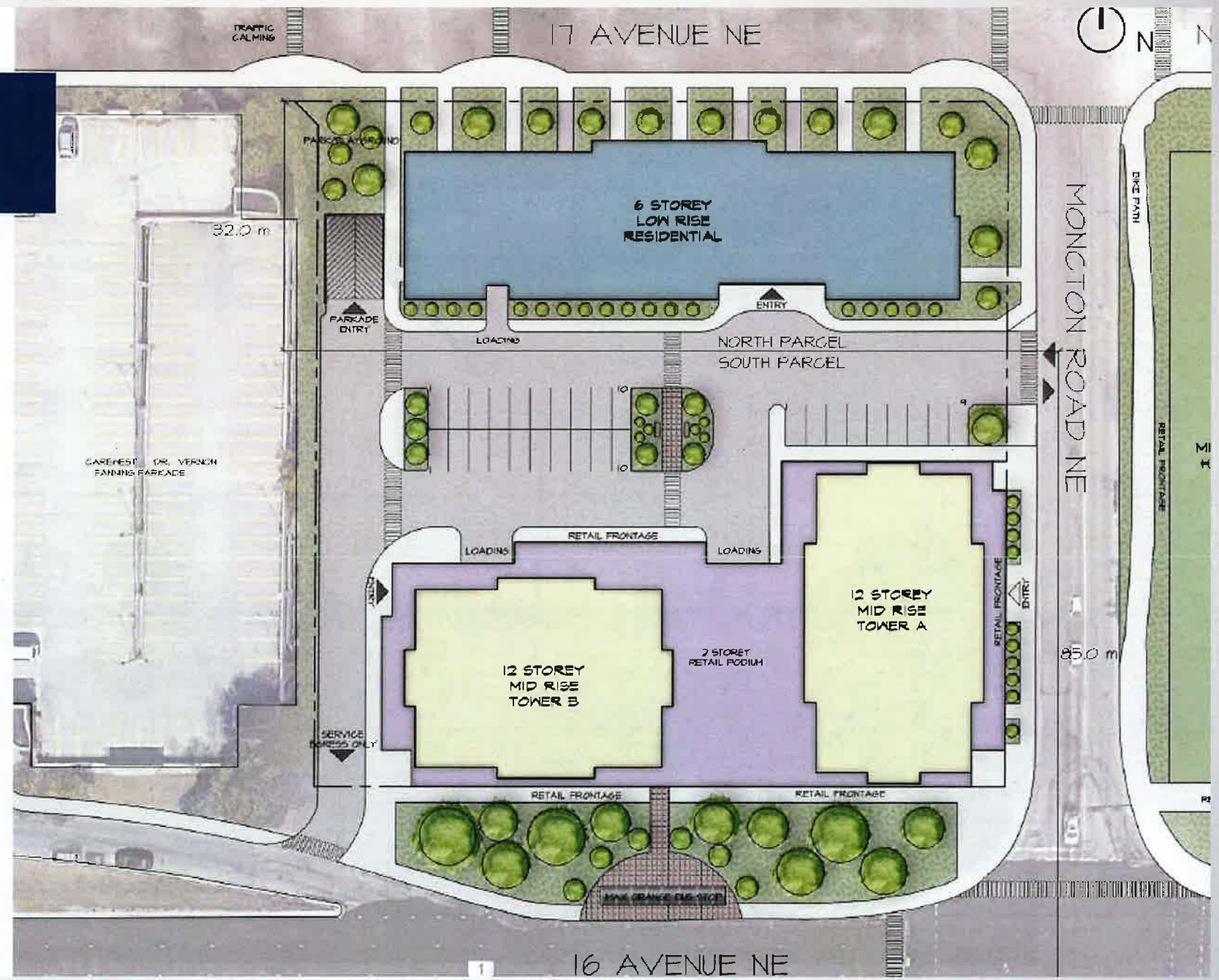
Building Coverage: 4,779 m²
Total Building Area: 43,300 m²

FAR: 5.6

Commercial: ± 2000 m²

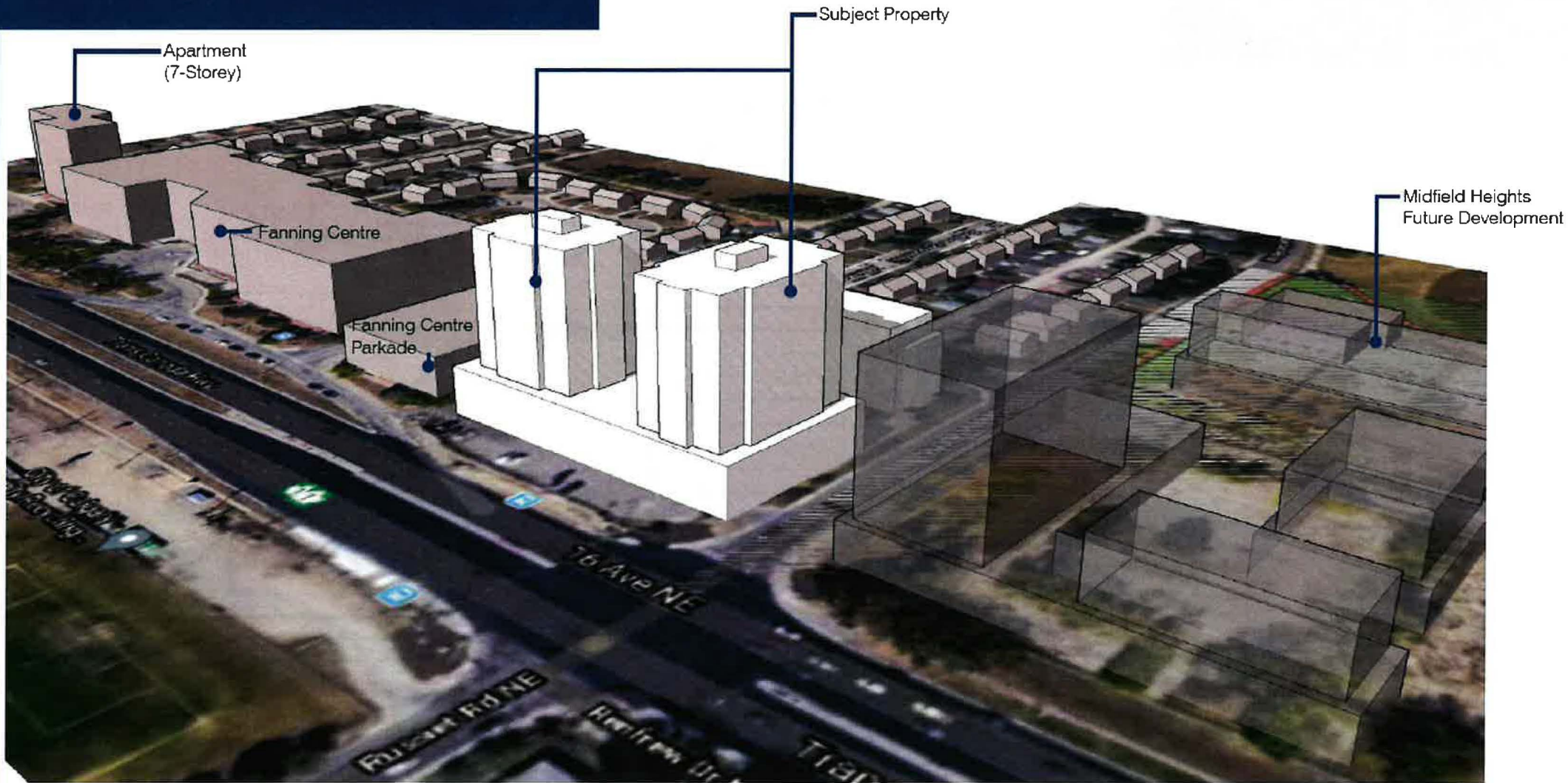
Total Dwelling Units:

± 346-370 units

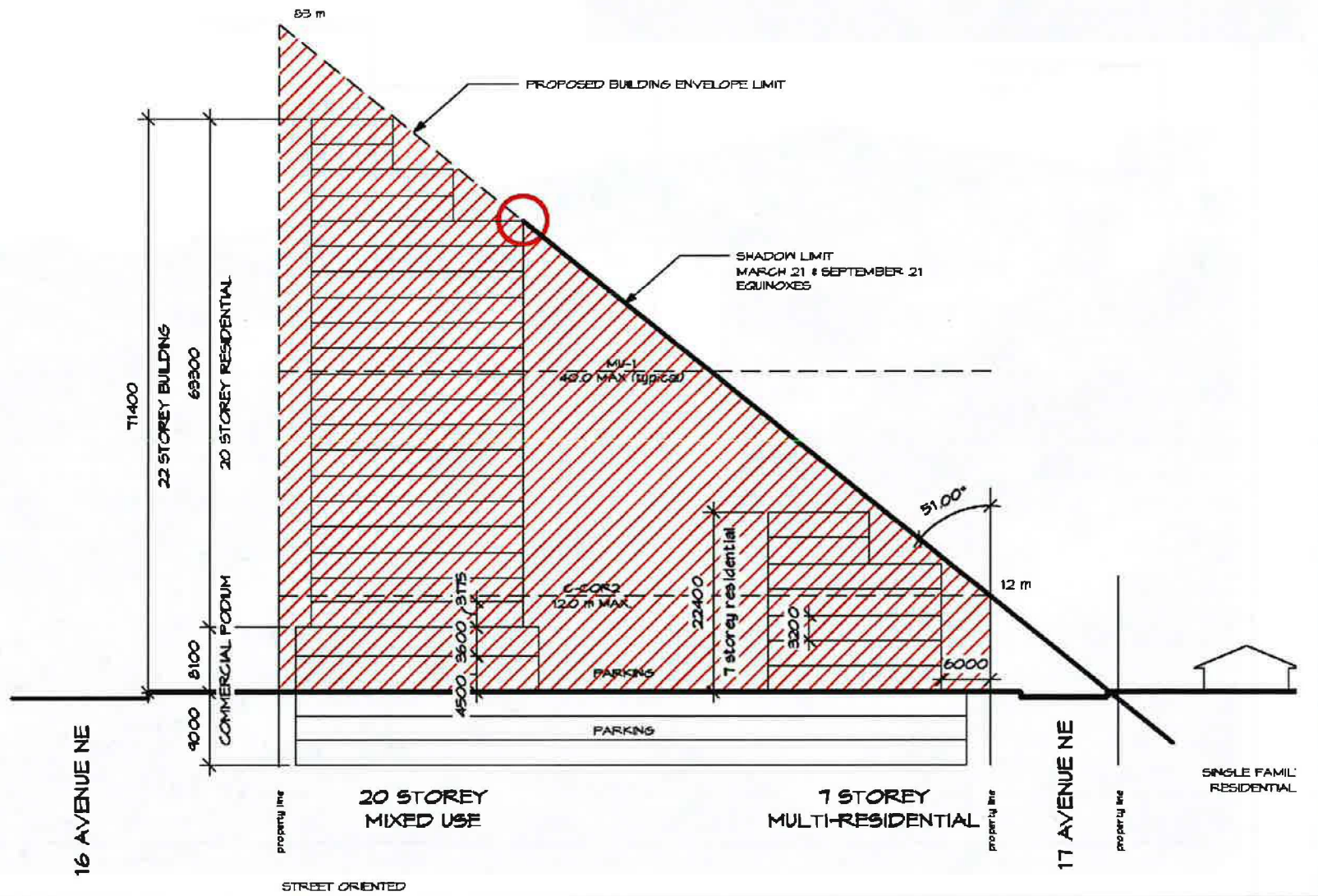


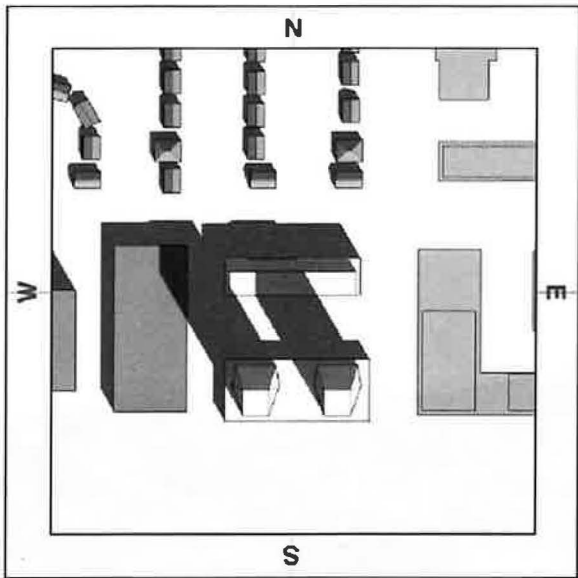
Conceptual Massing

View From SE

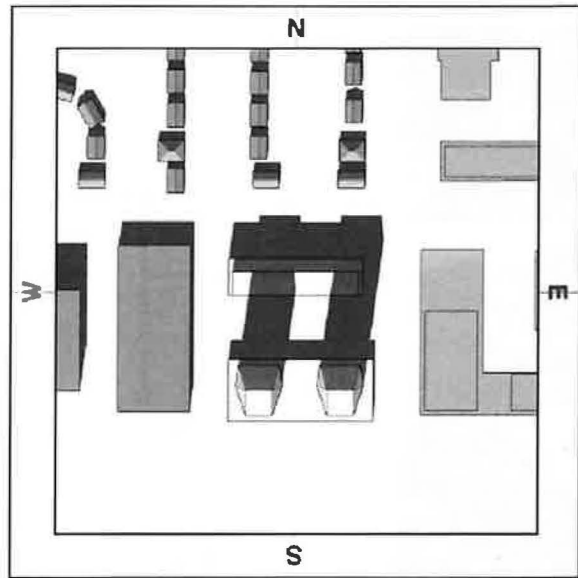


Site Section and Shadow Study

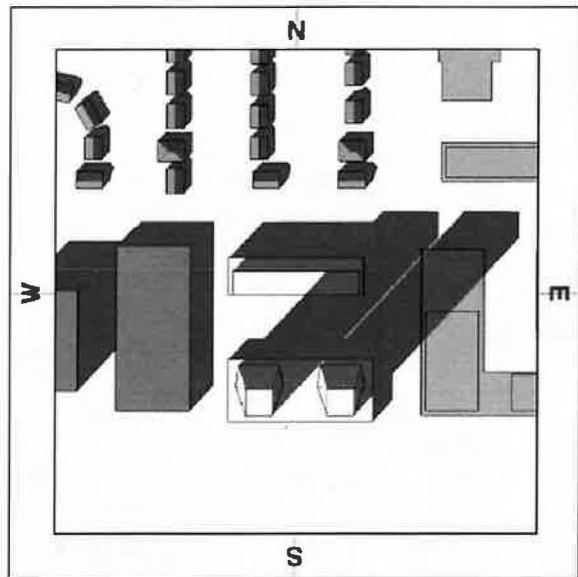




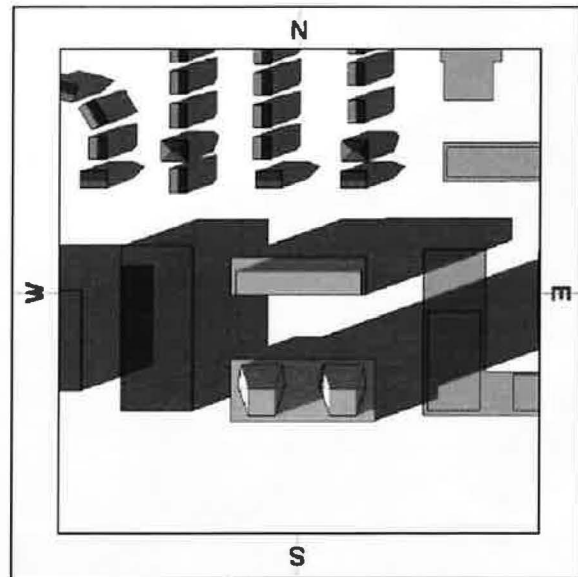
September 21st - 10:00 am



September 21st - 12:00 pm



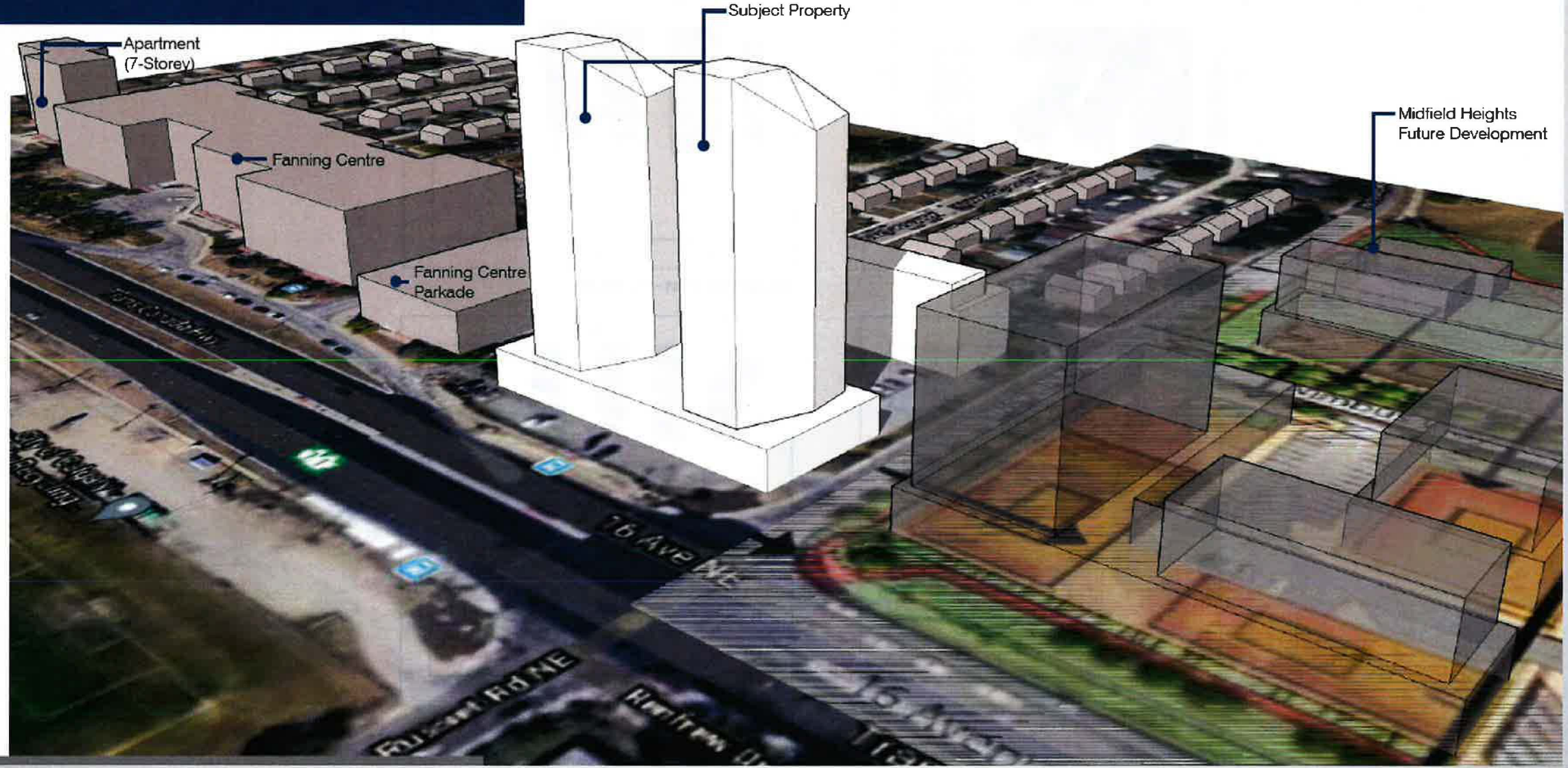
September 12st - 2:00 pm



September 21st - 4:00 pm

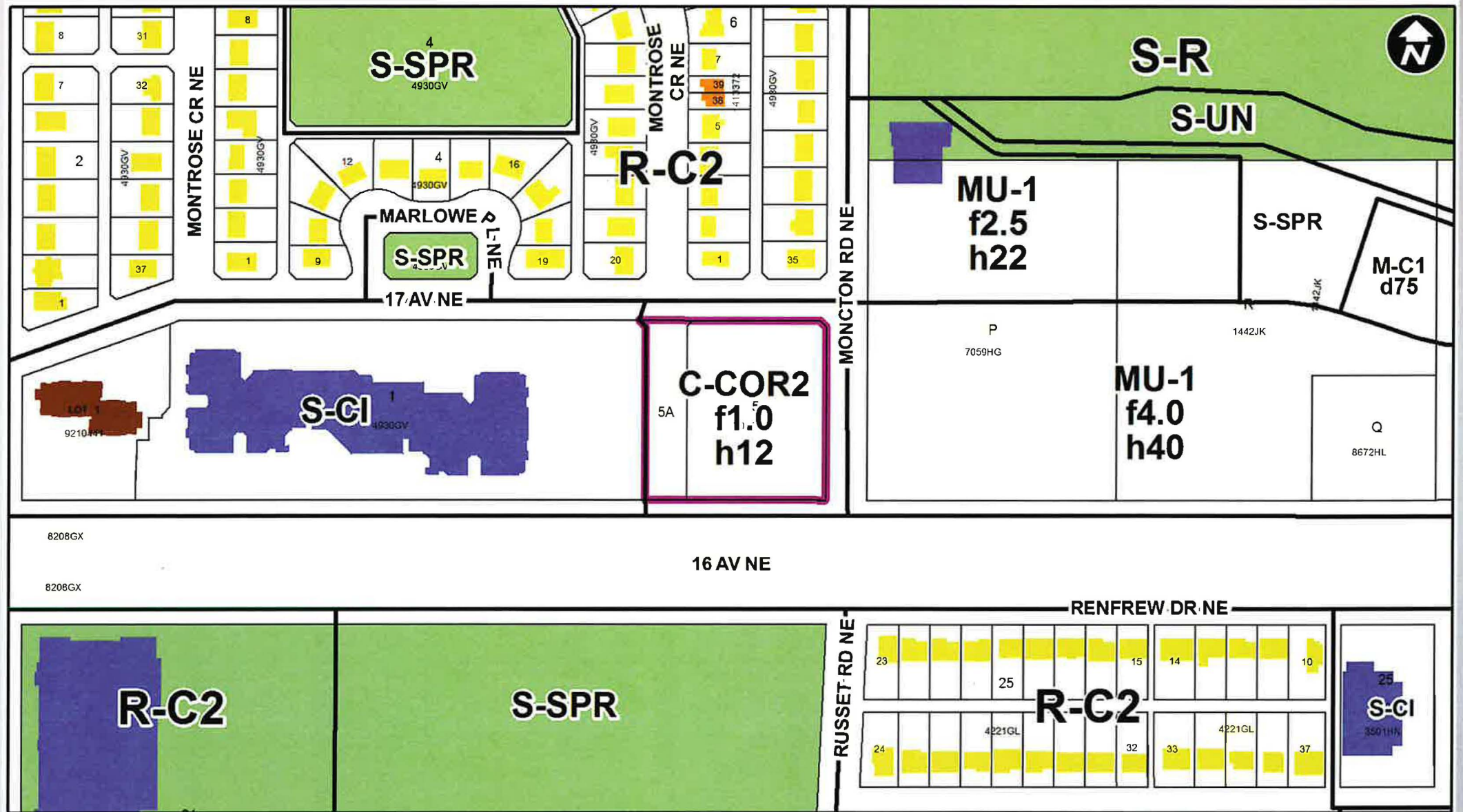
Conceptual Massing

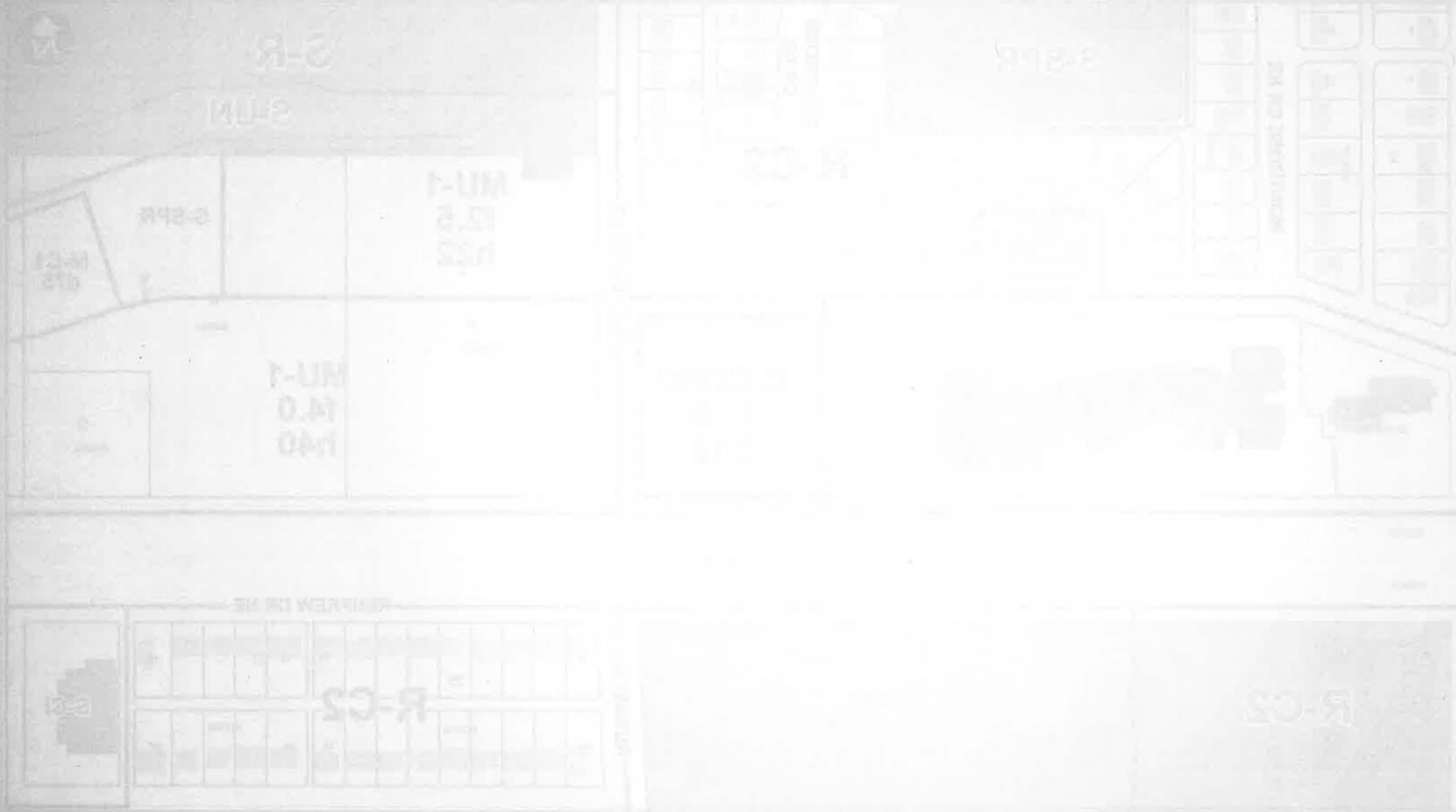
View From SE



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





Map of surrounding land use