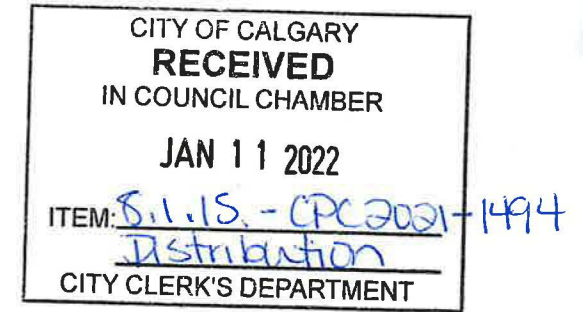


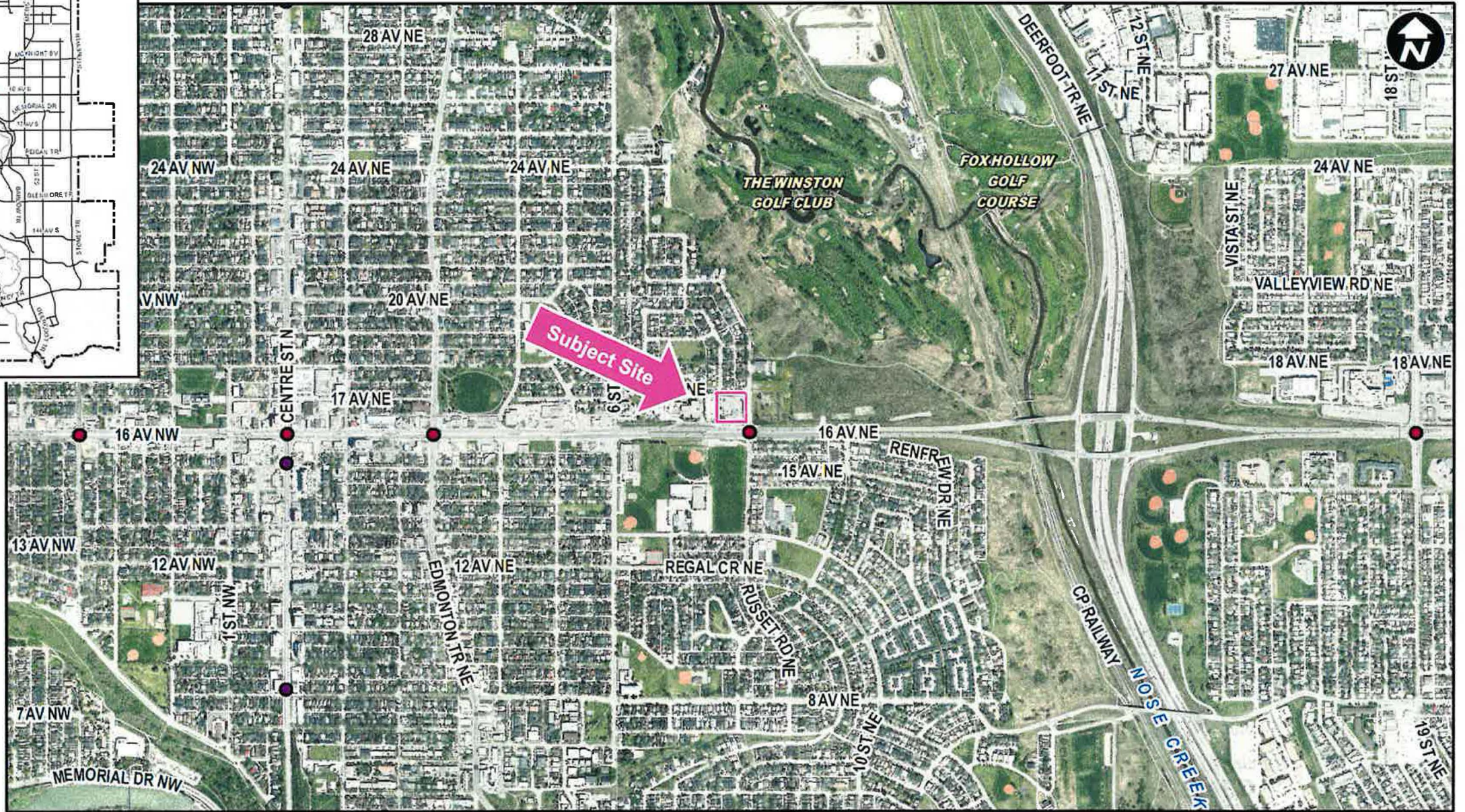
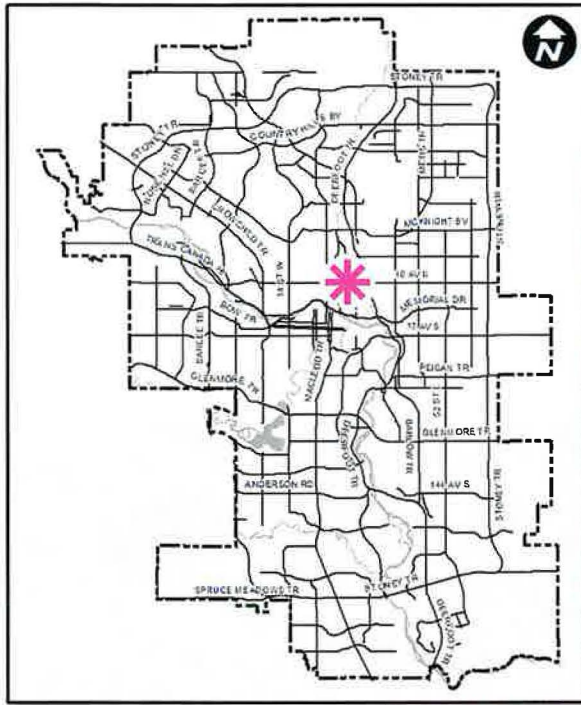


Public Hearing of Council

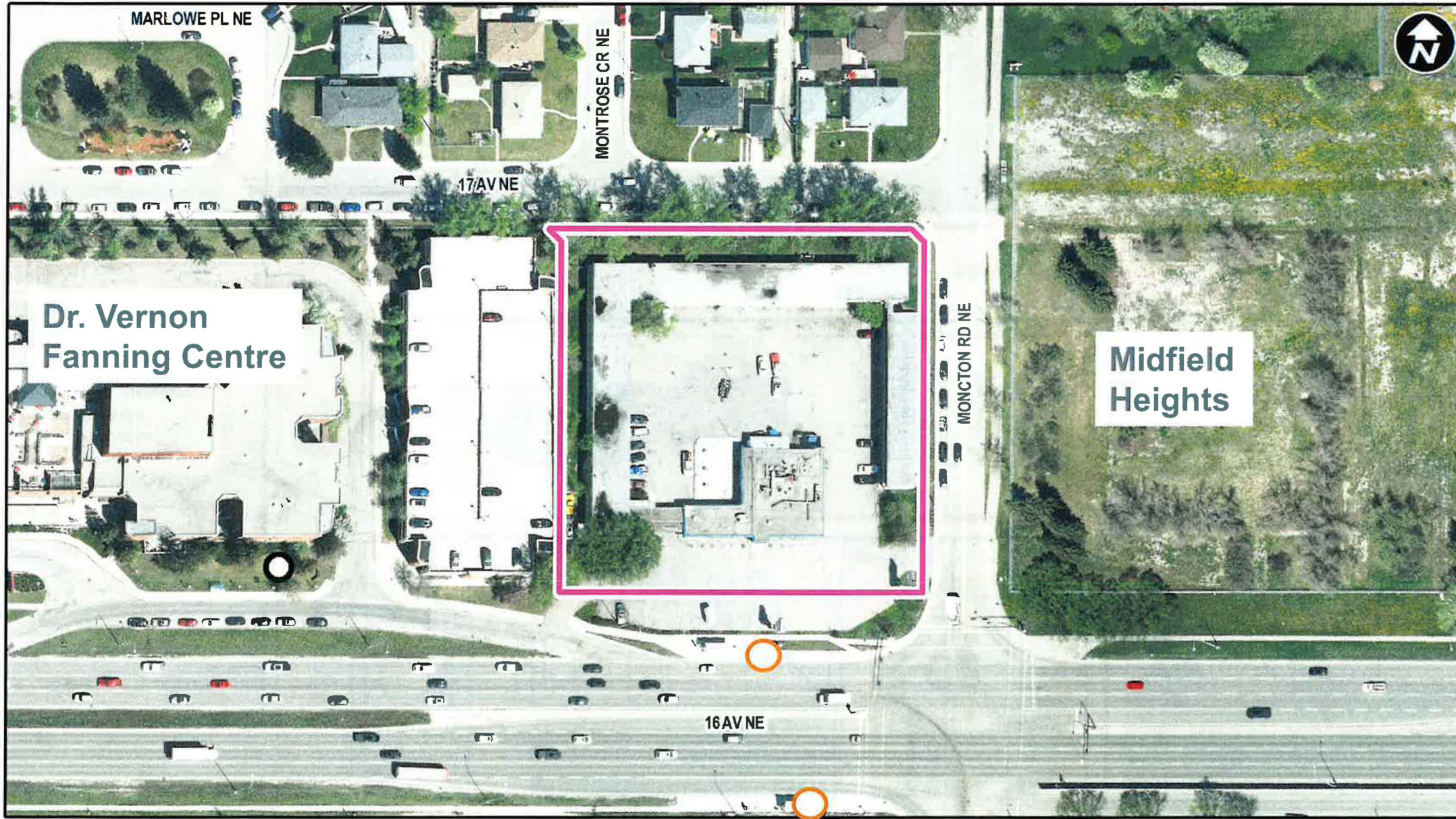
Agenda Item: 8.1.15



LOC2020-0172
Land Use Amendment
January 11, 2022



- 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

Max BRT Stops

○ Orange

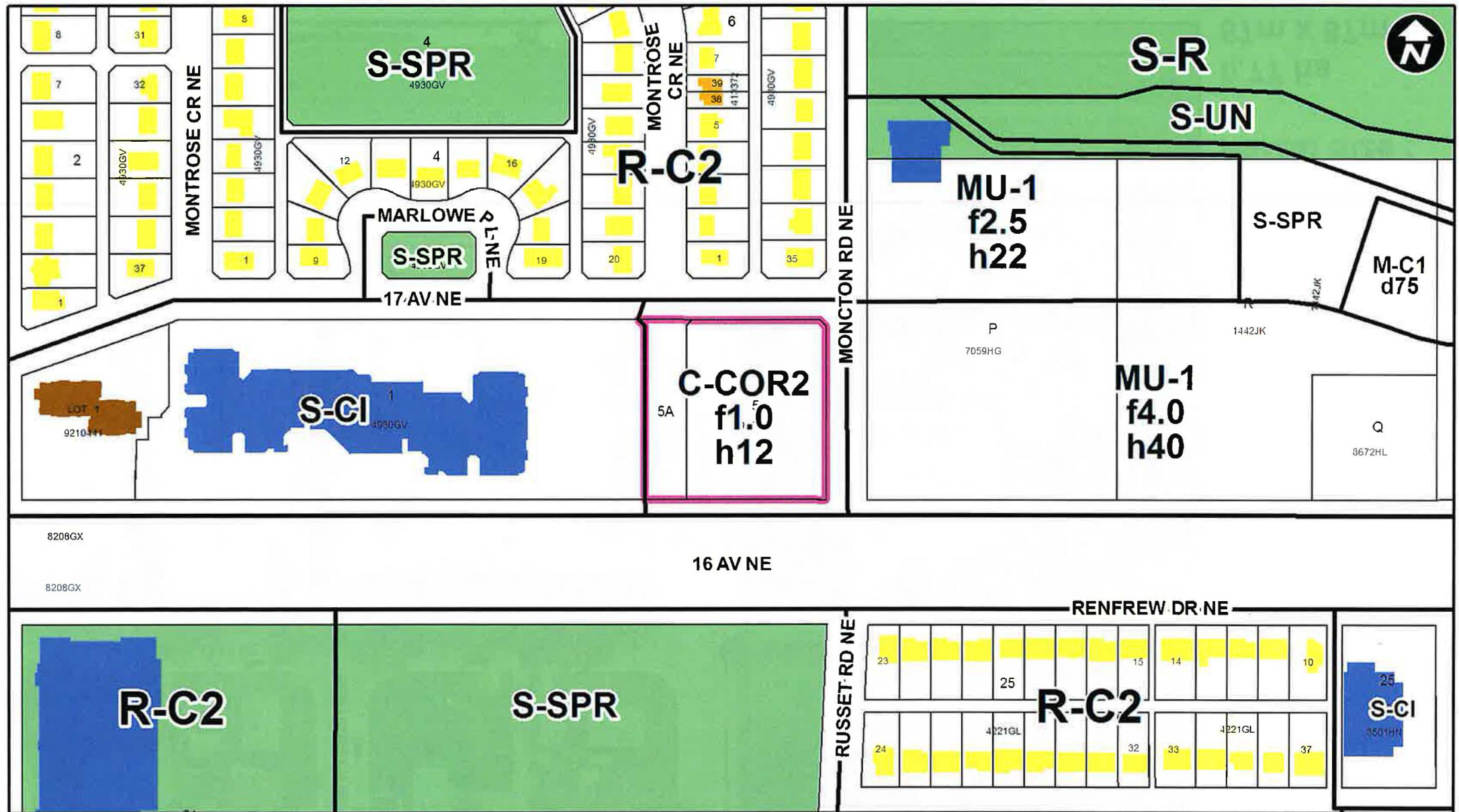
Parcel Size :

0.77 ha

87m x 87m

LEGEND

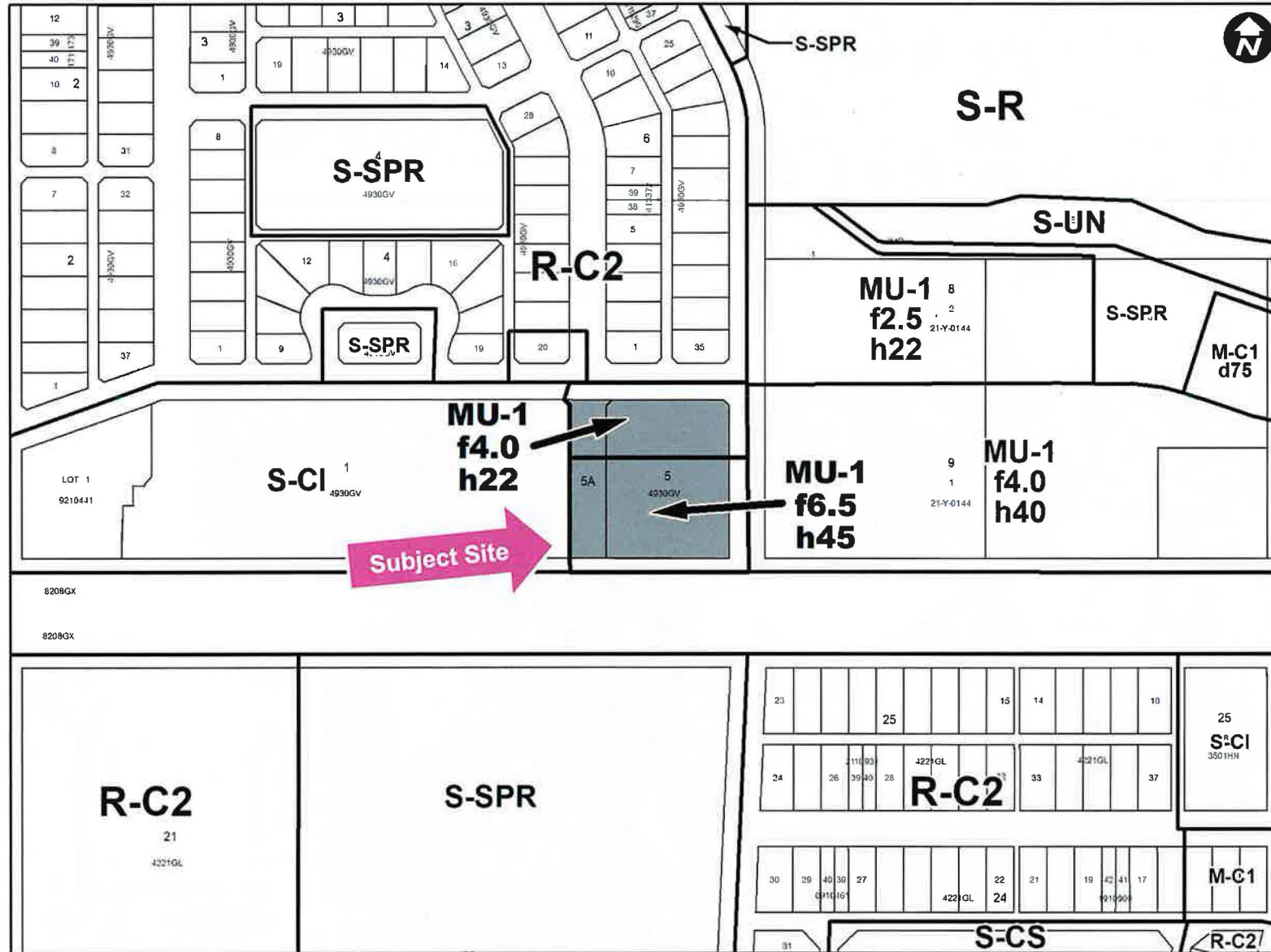
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





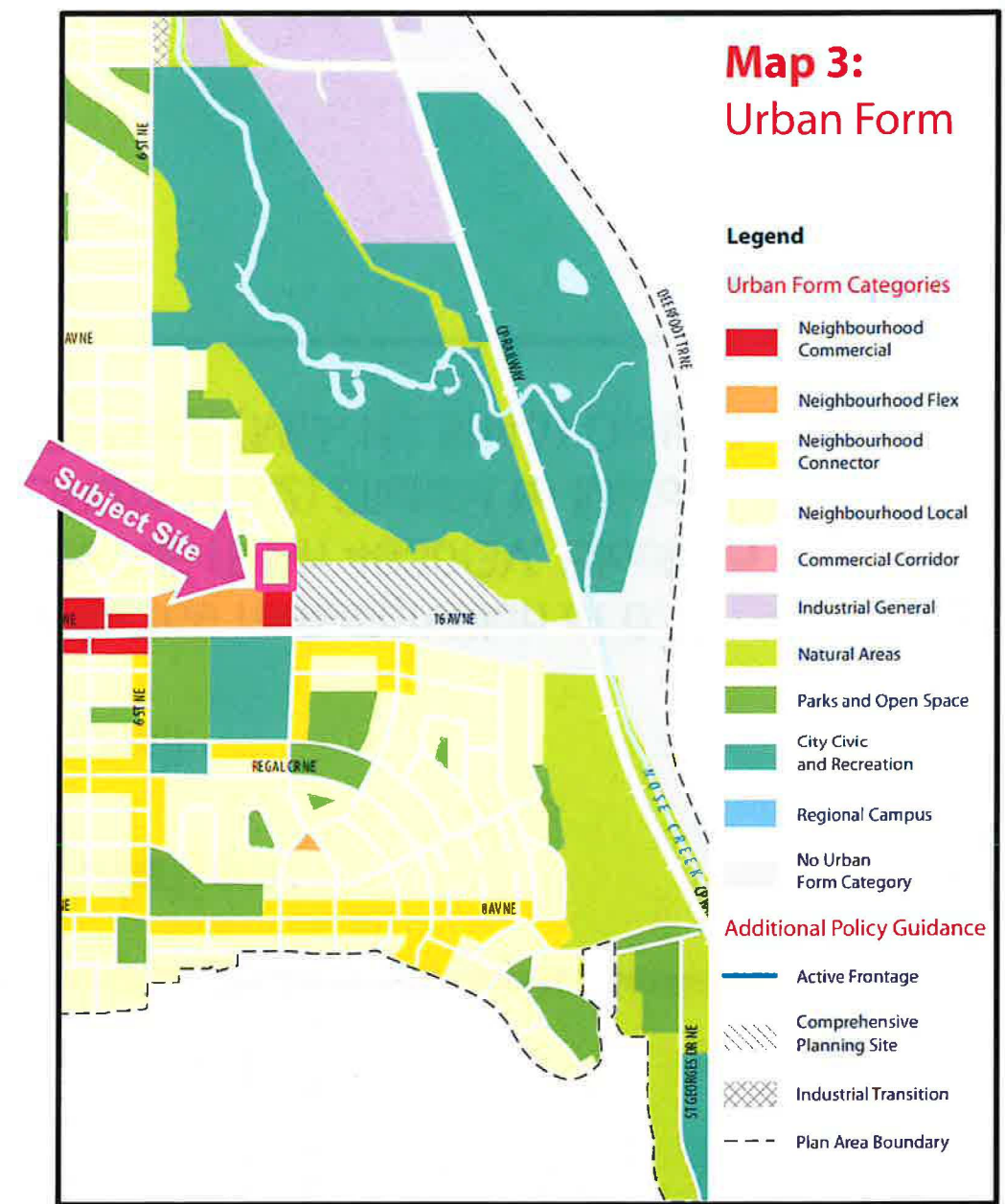
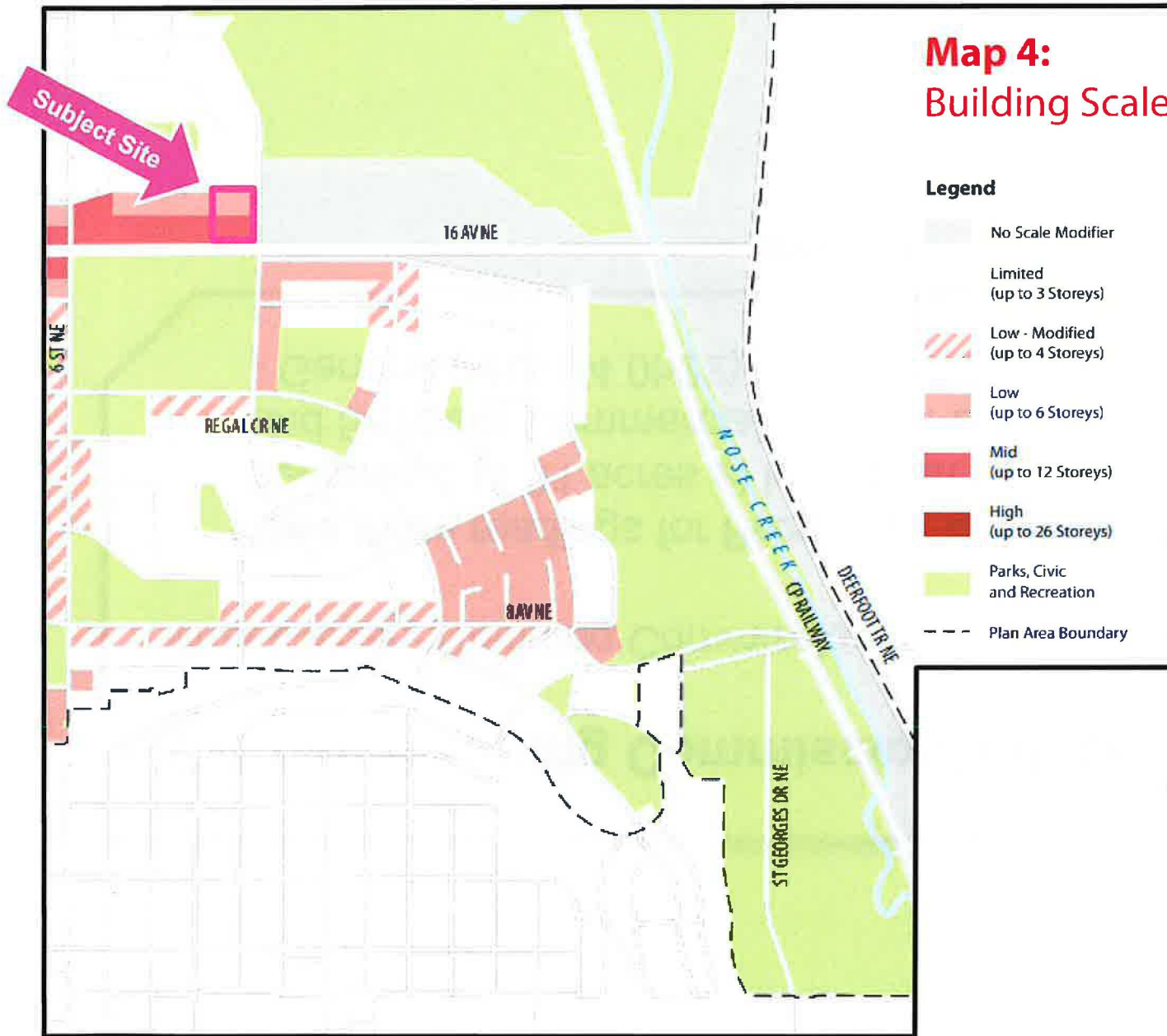






Proposed MU-1 District:

- 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



Calgary Planning Commission's Recommendation:

That Calgary Planning Commission recommend that Council:

Give three readings for **Proposed Bylaw 10D2022** 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

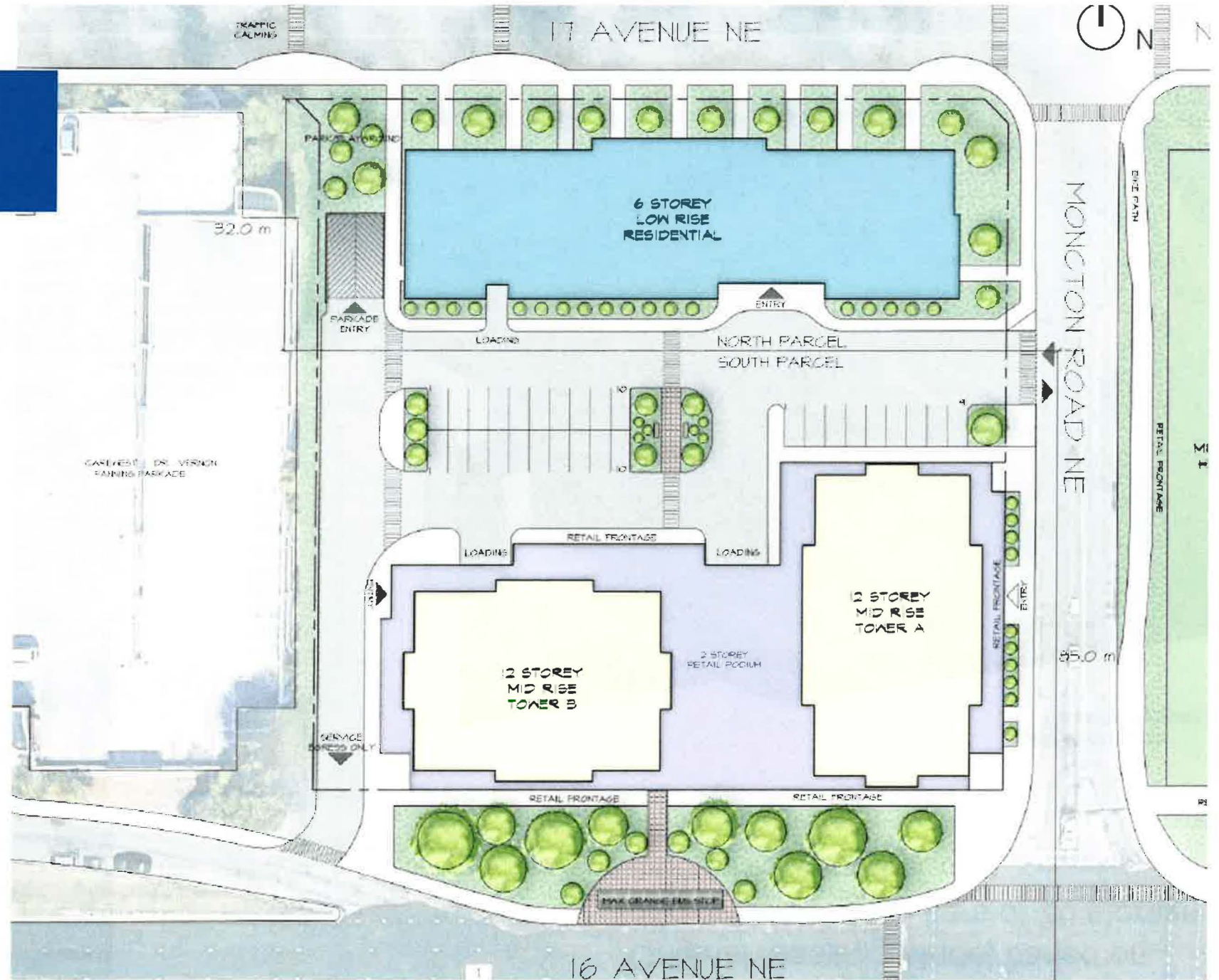
Building Coverage: 4,779 m²
Total Building Area: 43,300 m²

FAR: 5.6

Commercial: ± 2000 m²

Total Dwelling Units:

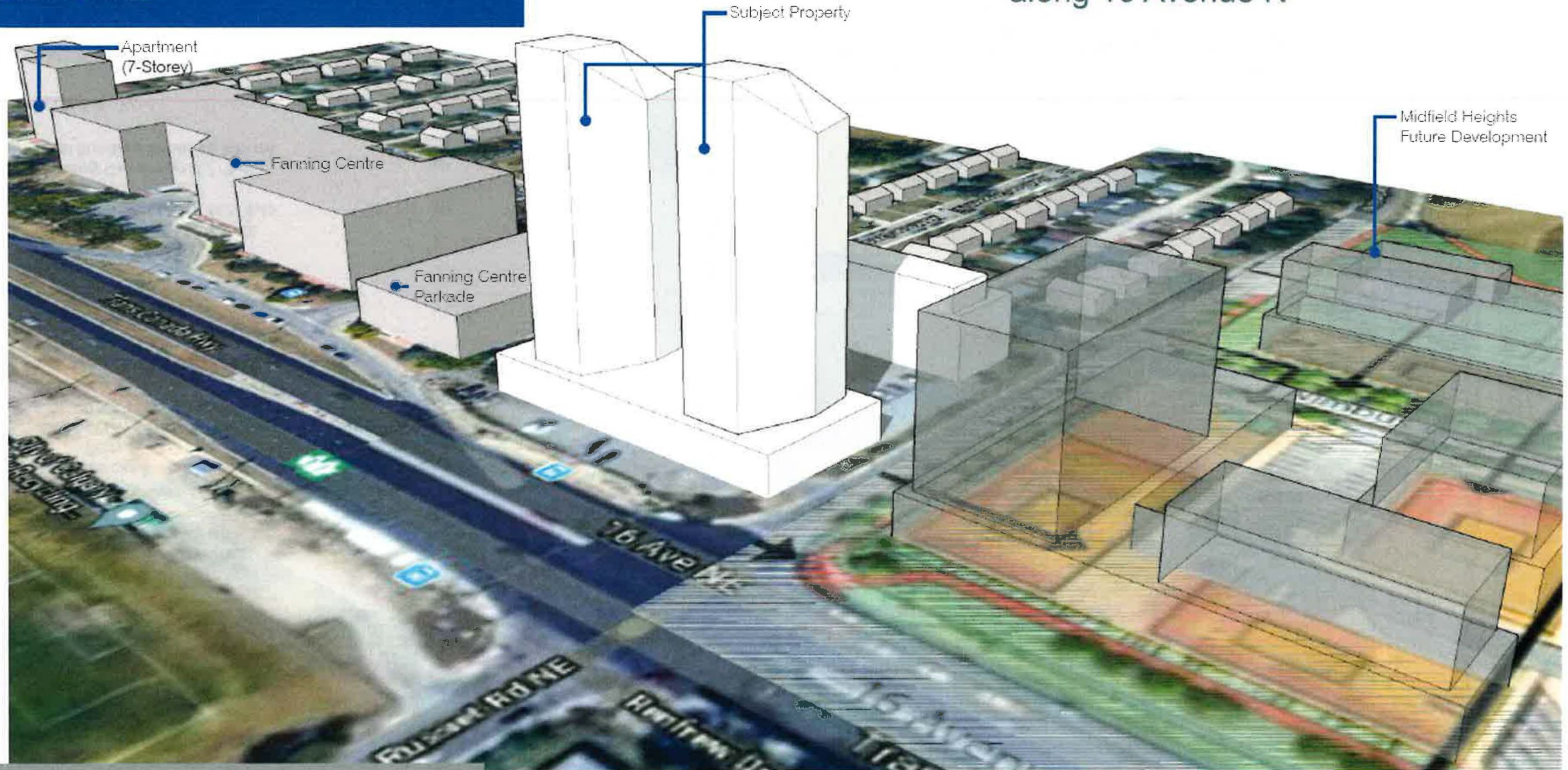
± 346-370 units



Conceptual Massing

View From SE

Original Massing Model based on original MU-1 Modifiers of 20 storeys along 16 Avenue N



Conceptual Massing

View From SE

Updated Massing Model based on updated MU-1 Modifiers of 12 storeys along 16 Avenue N

