

An aerial night photograph of a city block. A central area is highlighted with a white dashed border, showing several buildings and a parking lot. The surrounding area is filled with residential houses, trees, and streets, with some lights visible from the buildings and streetlights.

Balmoral Lands

(16 AVENUE + 2 STREET NE)

Land Use Amendment Application - June 7, 2022
LOC2021-0123 / CPC2022-0459

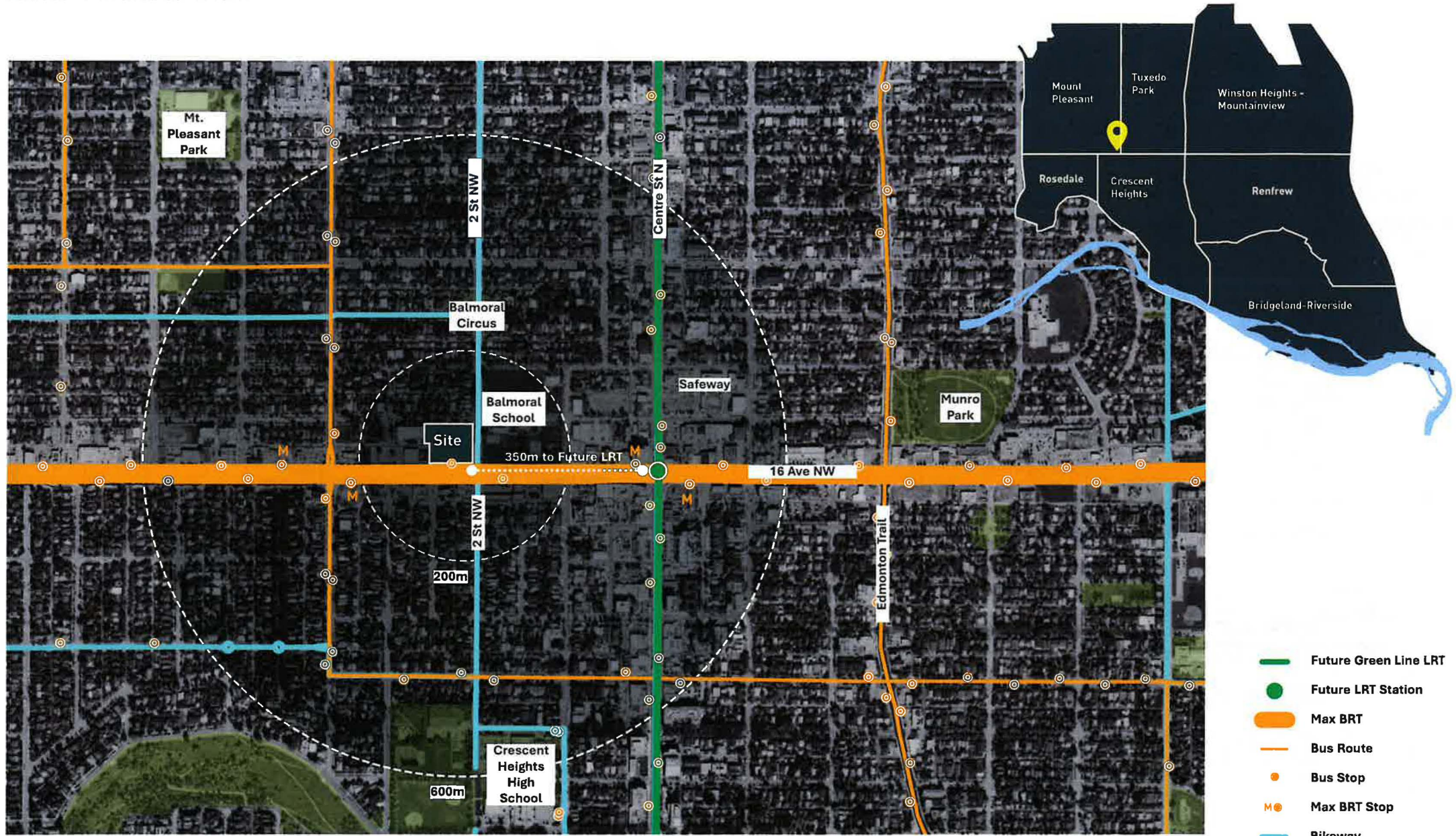
02

Site Context



Aerial of Subject Site - Facing Northeast

Site Context



Existing Site Context

North Hill Communities Local Area Plan

Urban Form Category:

North: Neighbourhood Local
South: Neighbourhood Commercial



NHCLAP - Urban Form - Map 3 (Cropped)

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus

Building Scale Modifier:

North: Low (up to 6 Storeys)
South: Mid (up to 12 Storeys)



NHCLAP - Building Scale - Map 4 (Cropped)

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



Development Vision



Aerial View Facing SW

Enhanced Public Realm

16 Avenue Public Realm Facing East



Before



After

Proposed Land Use

Existing Land Uses:

North Parcels:

- + M-C2 (h=16m)
- + M-X2 (h=16m)

South Parcel:

- + C-COR1 f4.0 h24
- + C-COR1 f4.5 h28

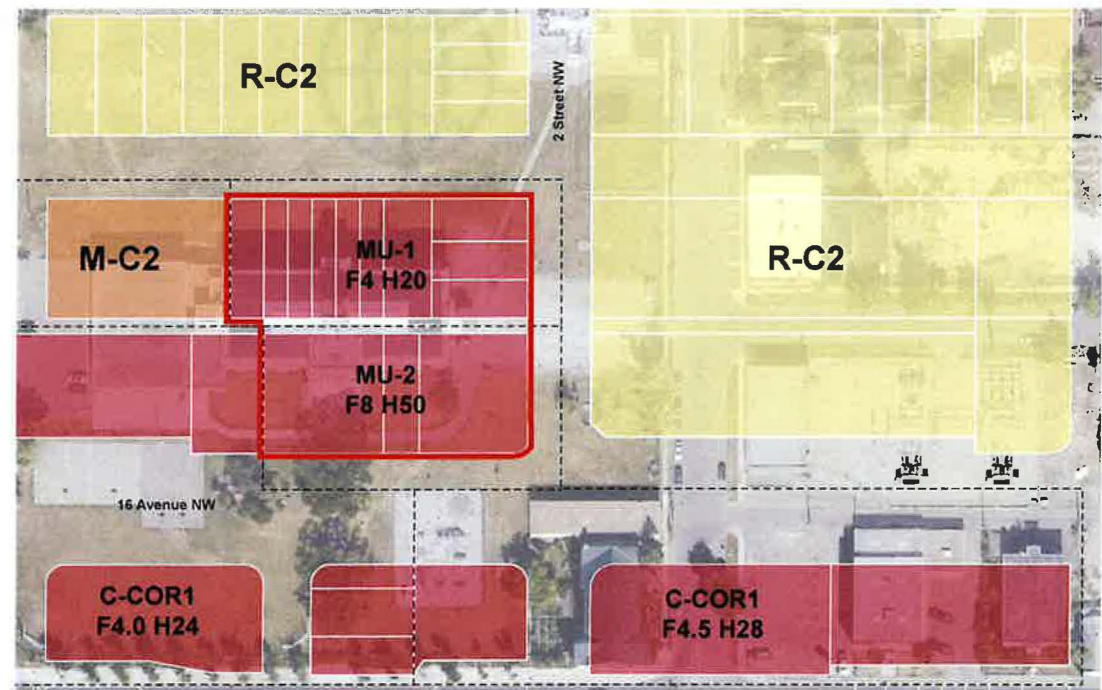
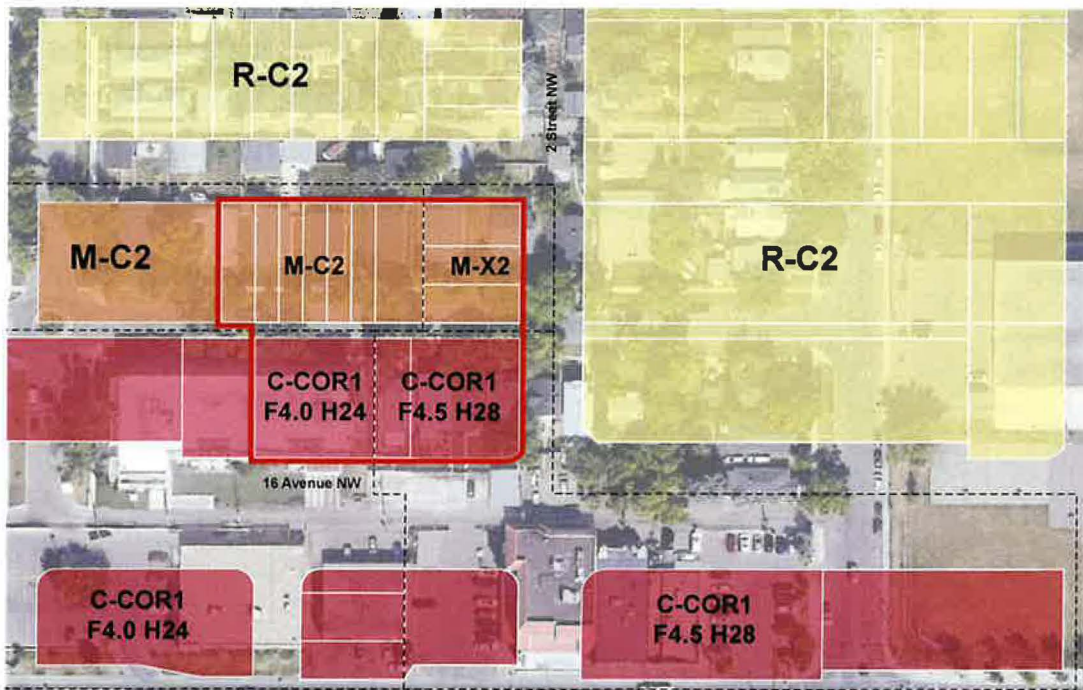
Proposed Land Uses:

North Parcel: MU-1 (Mixed Use - General)

- + FAR: 4.0
- + Height: 20m

South Parcel: MU-2 (Mixed Use- Active Frontage)

- + FAR: 8.0
- + Height: 50m



Community Outreach Strategy

- + Comprehensive public engagement was undertaken including:
- + Community Association meetings with the Mount Pleasant Community Association, after which a letter of support was received.
- + Community Association meetings with representatives from Tuxedo Park and Crescent Heights.
- + An engagement website with information and opportunity for input.
- + Public notice postings on site.



**Community
Association Meetings**



Project Website



Notice Posting

An aerial night photograph of a city street grid. The streets are illuminated by streetlights, and the surrounding area is filled with trees and buildings. The text "Thank you" is overlaid in the center of the image.

Thank you

Shadow Study

Equinox (Sept / March 21)



10am



12pm



2pm



4pm

Shadow Study

Winter Solstice

+ Comparison of Existing Land Use to Proposed

Existing Land Use



2:00 PM



3:00 PM



4:00 PM

Proposed Land Use (per NHCLAP)



2:00 PM



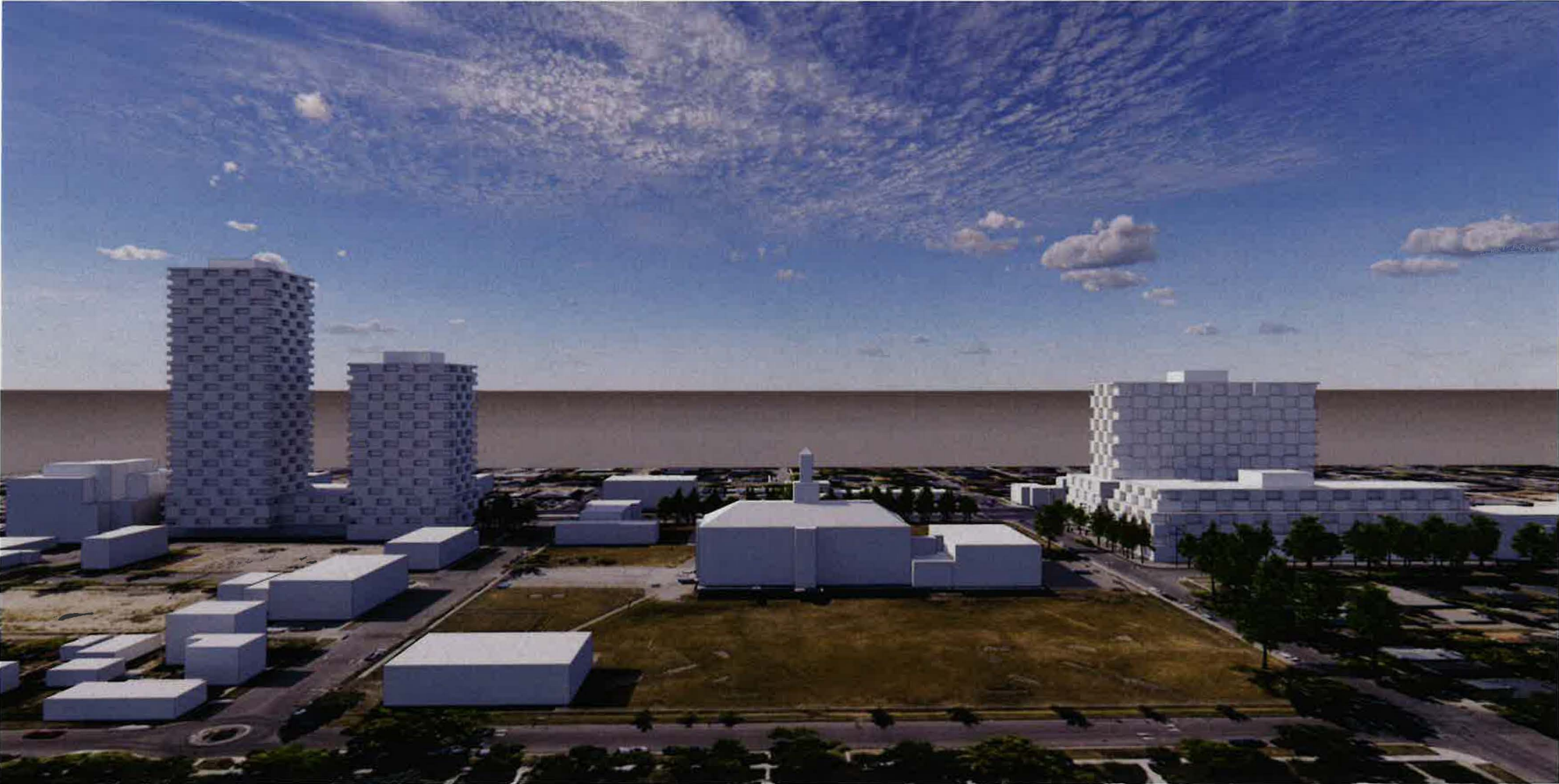
3:00 PM



4:00 PM



VIEW OF PROPOSED ALLOWABLE MASSING FACING EAST, WITH RECENTLY APPROVED DEVELOPMENT (LOC2020-0015) TO EAST



VIEW OF PROPOSED ALLOWABLE MASSING, FACING SOUTH, WITH RECENTLY APPROVED DEVELOPMENT (LOC2020-0015) TO EAST (LEFT)

Development Vision



AERIAL VIEW FACING NW