

Welcome

Why are we here?

The City is currently reviewing a combined development permit and land use redesignation for the existing 16 Avenue Co-op site. The development proposes five new buildings.

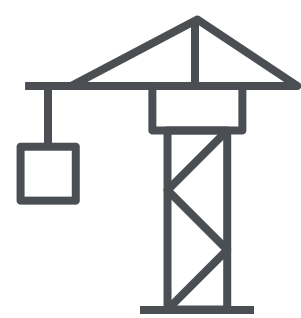
At this session you can:

- Ask questions about the development applications for the 16 Avenue Co-op site.
- Learn more about The City's policies and processes.
- Provide input on the 16 Avenue Co-op redevelopment application.
- Ask questions of City staff and the applicant.



Proposed Development

The development proposes to demolish the existing First Calgary building in order to build a new grocery store, before closing the existing Co-op. A grocery store will remain open for the duration of the project.



5 new buildings, with the tallest expected to be approximately 22 metres (6 storeys)



115 residential units



7,200 square metres (77,500 square feet) of commercial space including grocery store, retail, office, liquor store, gas bar and other commercial uses



What is an Area Redevelopment Plan?

An Area Redevelopment Plan (ARP) is one of the tools The City uses to guide development in an area. It sets high-level requirements that future development will have to meet for an area. An ARP outlines:

- Where certain sizes and types of buildings should be located.
- Where amenity spaces and other public infrastructure should be located.
- How the land can be used and what can be built on the land (commercial, residential, retail, etc.)
- Improvements to infrastructure that are needed to accommodate changes.

There are two ARPs that guide this area. The Winston Heights Mountview ARP and the 16 Avenue North Urban Corridor ARP.

The vision for the Winston Heights Mountview ARP is to:

- Showcase Architecture: build quality and uniqueness today for future generations
- Grow and Transition Over Time: support changes in lifestyles and housing choices
- Support Community Interaction: create opportunities for social inclusion
- Maintain Natural Areas as Community Assets: enhance spaces for people, flora and fauna.

The vision outlined in 16 Avenue North Urban Corridor ARP is to:

- Create a vibrant Urban Corridor that integrates land use, urban design and mobility and serves three major roles: a community builder, a people-friendly public space and a route for diverse modes of travels.

The City will review the application in alignment with these two visions and the two ARPs. **If the Co-op development applications are approved, no changes to either of the ARPs would be made. The proposed land use conforms to the current ARPs in terms of proposed building heights and densities.**

Site Plan

Traffic information: Current accesses to the site will be maintained and no vehicle access to 17 Ave S.W. is provided.



Timeline

- August 28, 2017** ○ Land use redesignation and development permit applications submitted to The City.
- September 4, 2017** ○ Initial team review: Application was accepted for circulation to internal departments.
- October 25, 2017** ● City-led public open house held.
- November 20, 2017** ○ First Detailed Team Review due to applicant.
- March 2018** ○ Anticipated Calgary Planning Commission date.
- May 2018** ○ Anticipated City Council Public Hearing date.

Next steps

Fill out the comment form by:

- Submitting it tonight before the end of the event.
- Completing it online at calgary.ca/16AveCoop before November 5.

Sign-up for email updates to stay up to date on project information and timelines.

