

Oakridge Co-op

Welcome



This open house is intended to share information about the Land Use Amendment and Development Permit Applications for Oakridge Co-op.

You will find display boards that provide an overview of the process for reviewing this application, an explanation of the key components of the proposal.

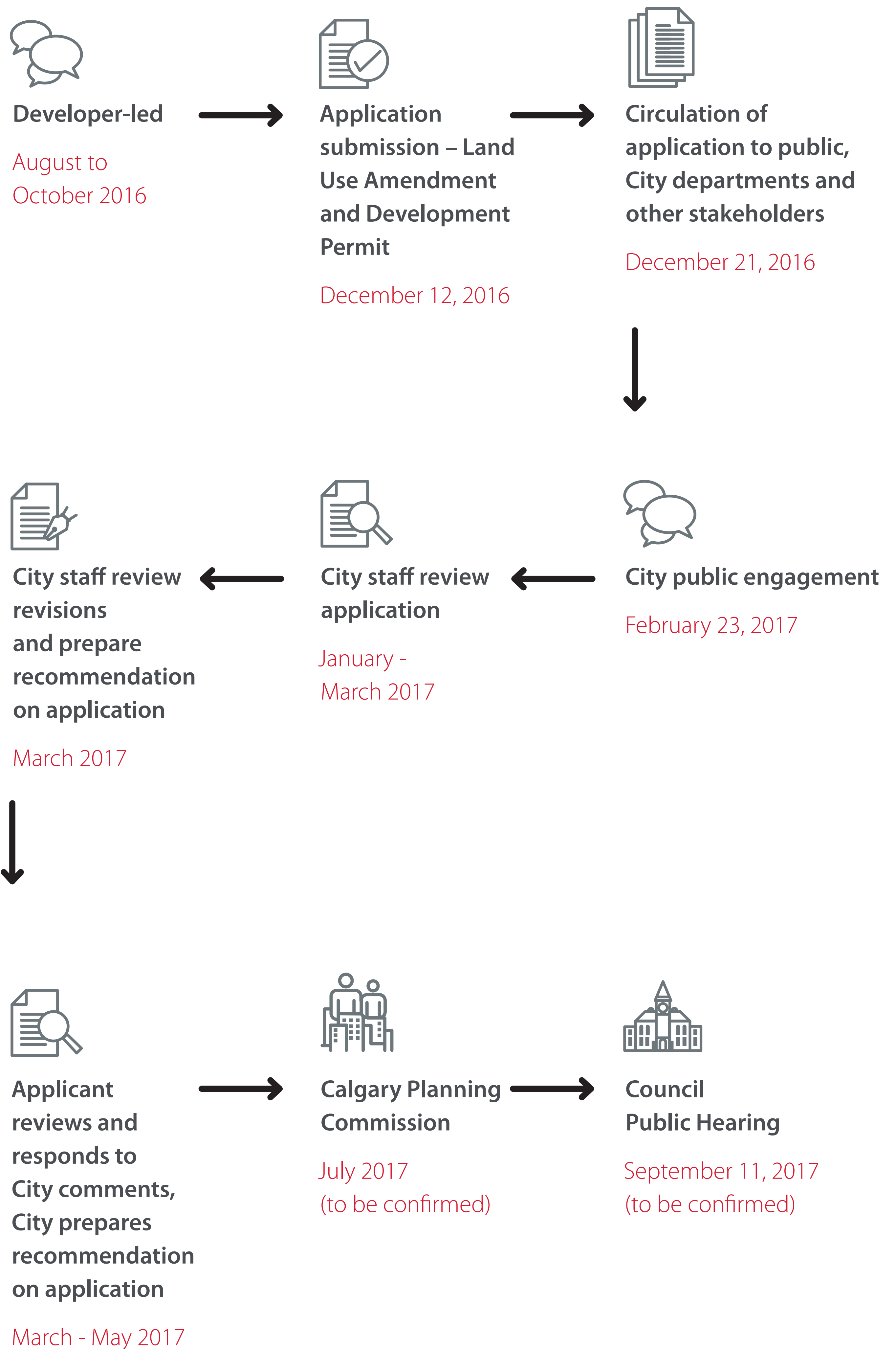
Thank you for contributing your feedback in our public engagement opportunities.

City of Calgary staff is on hand to answer questions.

These display boards can be found online at calgary.ca/coop

Oakridge Co-op

Application review process



Municipal Development Map

Urban Structure

(By Land Use Typology)

Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

Corridors

- Urban Corridor
- Neighbourhood Corridor

Residential

Developed

- Inner City
- Established

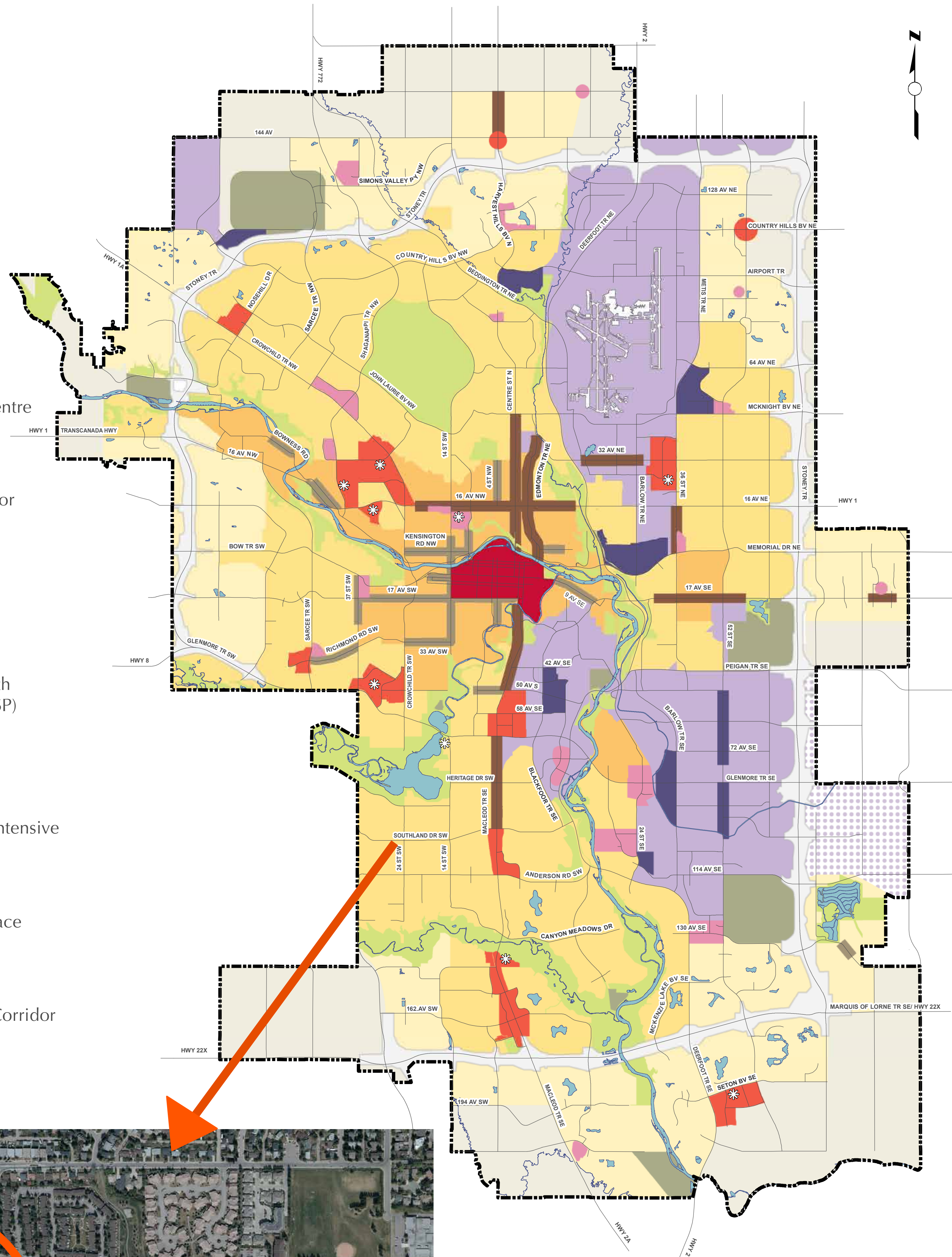
Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

- Major Public Open Space
- Public Utility
- Major Institutions
- Transportation/Utility Corridor
- City Limits



Oakridge Co-op

Zoning information

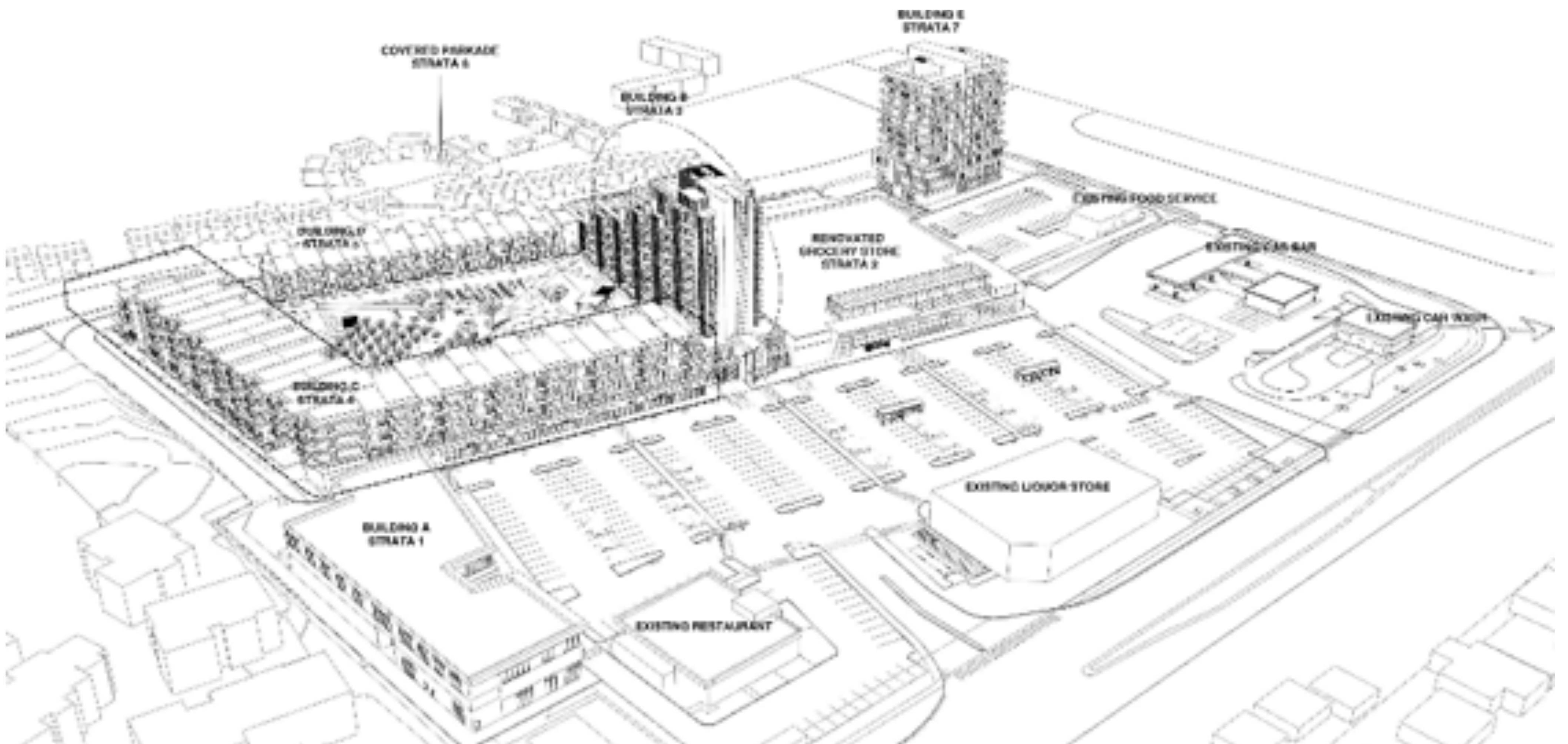
Current Land Use District: Commercial – Community 2 District (C-C2)

- Allows for:
 - Large commercial developments.
 - Buildings that are slightly higher than nearby residential areas.
 - Opportunities for commercial uses to be combined with office and residential uses in the development.
- Uses include: convenience food store, fitness centre, financial institution, medical clinic, office, gas bar, drive-through, supermarket and restaurant neighbourhood.
- The maximum height requirement is 16.0 metres or 4-5 storeys.

Proposed Land Use District: Direct Control District (DC)

- Provides specific regulation unavailable in other land use districts.
- The proposed Direct Control District is intended to provide opportunities for commercial and residential uses.
- The District will still retain the C-C2 District as the base District, however the following will be applicable to the subject site:
 - Additional uses proposed are:
 - Multi-residential development;
 - Retail Garden Centre; and
 - Food Kiosk.
 - The maximum height being proposed to increase to 46.0 metres or 14 storeys.

Project information



Building A – New Professional Building

- 2 Storeys
- Commercial and retail on first floor and medical offices on the second floor

Building B – Residential Building

- Will be approximately 13 storeys tall
- 92 residential units

Building C – Residential Building

- Will be approximately 4 storeys
- 96 residential units
- Retail units at grade with a total area of approximately 1,108 square metres (11,926.41 square feet)

Building D – Commercial and Residential Building

- Will be approximately 3 storeys
- 32 residential units

Building E

- 46 residential units
- Commercial units at ground floor – approximately 214 square metres in total area (2303.48 square feet)
- Will be approximately 13 storeys

New CO-OP

- Will have a total area of 5,265 square metres (approximately 56,672 square feet)
- Will include a green roof (planted with grass) and a roof top green house

Oakridge Co-op

Project site plans and elevations

General view



Oakridge Co-op

Project site plans and elevations

Co-op entrance



Oakridge Co-op

Project site plans and elevations

North east view



Oakridge Co-op

Project site plans and elevations

Oakmoor Drive view



Oakridge Co-op

Project site plans and elevations

Residential landscaping



Oakridge Co-op

This isn't the final decision

- City staff review the proposal based on technical feasibility, City policies, stakeholder feedback, landowner rights and provide feedback to the applicant;
- Ensure that the public has an opportunity to provide input;
- Negotiate changes to the proposal with the applicant, based upon The City's review of the proposal and feedback from the public;
- Prepare the bylaws and reports that would need to be approved in order for the development to proceed. These bylaws and reports inform City Council and the Calgary Planning Commission of everything that would need to happen if they approve the development.

This open house is intended to share information about the Land Use Amendment and Development Permit Applications for Oakridge Co-op. You will find display boards that provide an overview of the process for reviewing this application, an explanation of the key components of the proposal.



Oakridge Co-op

What's next and how to stay involved

- Visit calgary.ca/coop
- View Calgary Planning Commission
- Attend a public hearing of Council
- Contact your Councillor

Thank you
for attending