

16 Avenue

Area Redevelopment Plan Review Open House

WELCOME

To the **16 Avenue Area Redevelopment Plan Review** Open House!

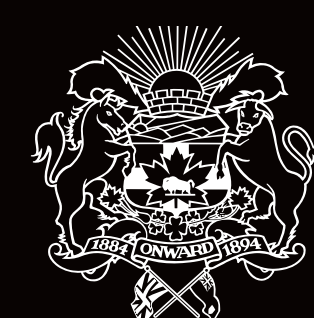
Why are we here tonight?

The City of Calgary is reviewing the 16 Avenue North Urban Corridor Area Redevelopment Plan (ARP). The Plan was written to establish a long-term policy framework for the revitalization of 16 Avenue North, focused on land use and urban design for the lands generally within one block on either side of 16 Avenue between 14 Street N.W. and 6 Street N.E.

A review of the Plan is being conducted for a number of reasons, including that the area is not reaching its redevelopment potential. Amendments would allow the opportunity to bring it up to date with current planning and development policies, principles and objectives for our city.

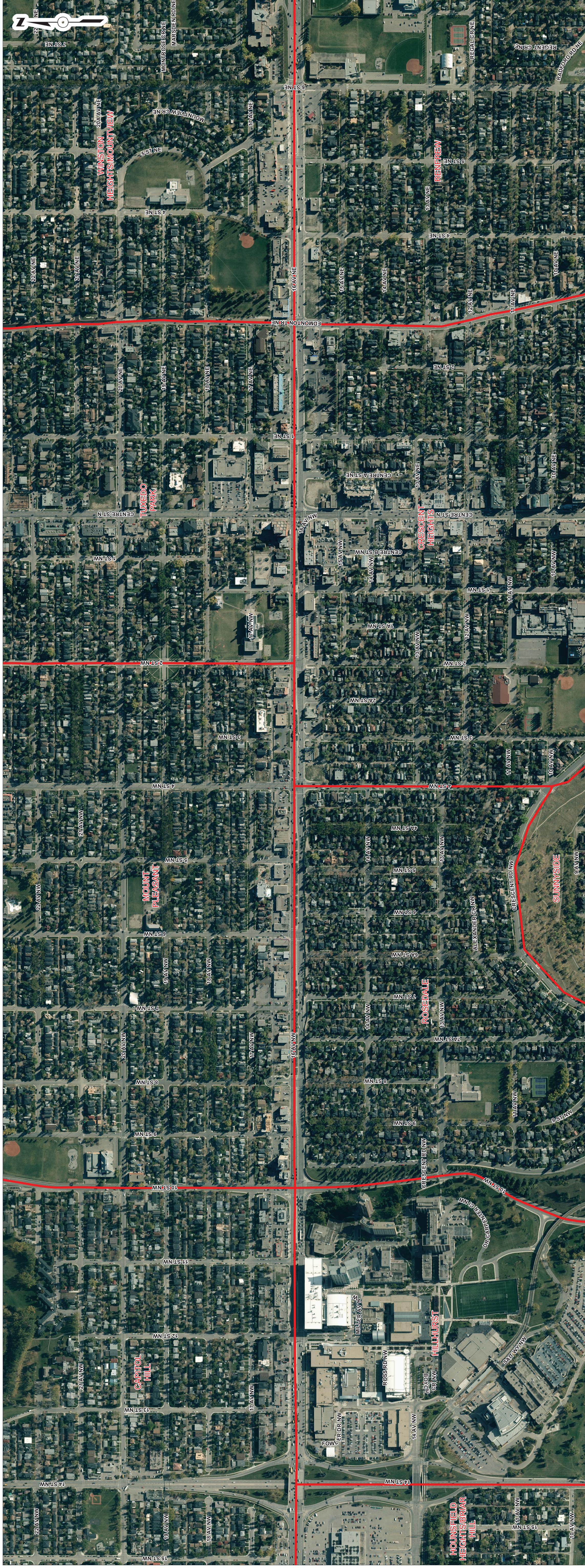
The City of Calgary is hosting this Open House to:

- Inform the public of the ARP Review work
- Answer your questions about the ARP amendments
- Obtain preliminary public feedback on the scope of the ARP amendments



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16 Ave ARP Principles

The 16th Ave ARP provides policy guidance and a vision for how development should occur along the corridor. This includes intensification along the corridor while ensuring redevelopment does not create negative impacts for adjacent residential uses, or for environmental conditions.

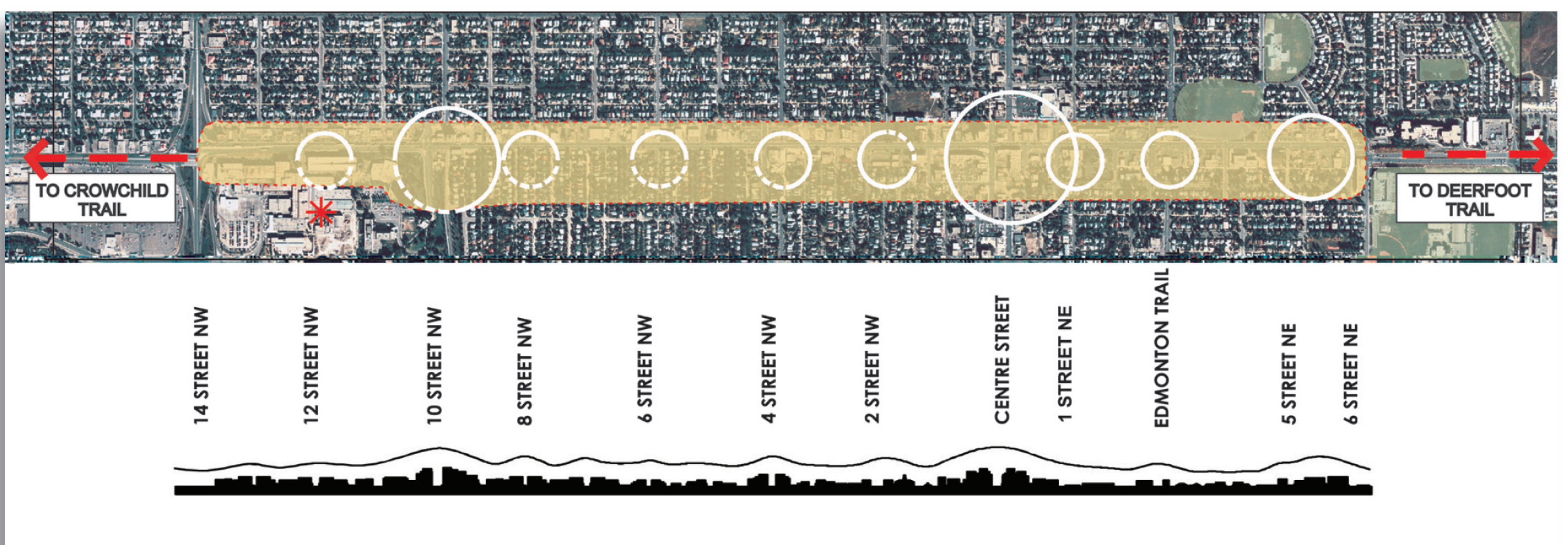
The vision for the ARP is:

“Sixteenth Avenue North will evolve into a vibrant urban corridor that integrates land use, urban design and mobility. It will serve three major roles: a community builder, a people-friendly public space and a route for diverse modes of travel.”

The overall concept of the Plan is use of the Necklace Principle. The necklace represents:

- A ‘string’ comprising a continuous, active frontage of mixed uses on the Avenue to attract a variety of users arriving by vehicle or on foot
- ‘Beads’ of concentrated activity at selected locations, to act as anchors that encourage users to stay and walk around.

Necklace Principle



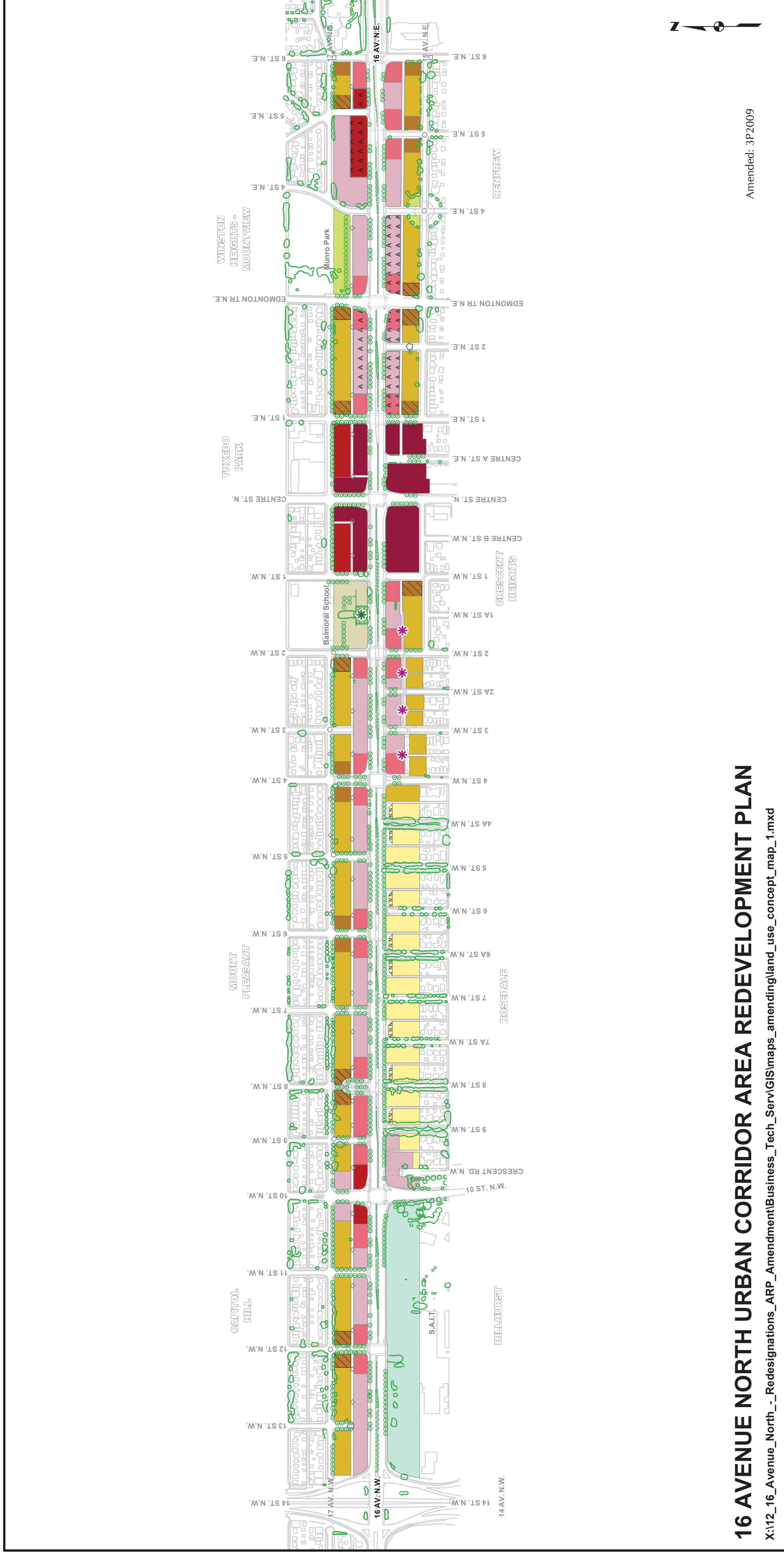
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What does the existing policy framework of the 16 Avenue North Urban Corridor Area Redevelopment Plan allow for?

Map 1: Land Use Policy Areas

<p>Commercial Mixed Use</p> <ul style="list-style-type: none"> High Density Commercial Mixed (Storefront) Medium - High Density Commercial Mixed (Storefront) Medium - High Density Commercial Mixed (Storefront / Auto-oriented) Medium Density Commercial Mixed (Storefront) Medium Density Commercial Mixed (Storefront/ Auto-oriented) Medium - Low Density Commercial Mixed (Storefront) Medium - Low Density Commercial Mixed (Storefront/ Auto-oriented) 	<p>Southern Alberta Institute of Technology</p> <ul style="list-style-type: none"> S.A.I.T. Campus <p>Residential Use</p> <ul style="list-style-type: none"> Medium Density Multi-residential Medium Density Multi-residential Support Commercial Medium Density Low Minimum Multi-residential Single-residential Single-residential with Noise Attenuation 	<p>Open Space & Heritage</p> <ul style="list-style-type: none"> Historic School/ Church Precinct Public Parks Location of new lane to be determined Public Park Under Discussion
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Notes on base map: Road design subject to change. Landscaping conceptual only



16 AVENUE NORTH URBAN CORRIDOR AREA REDEVELOPMENT PLAN
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Amended: 3P2009

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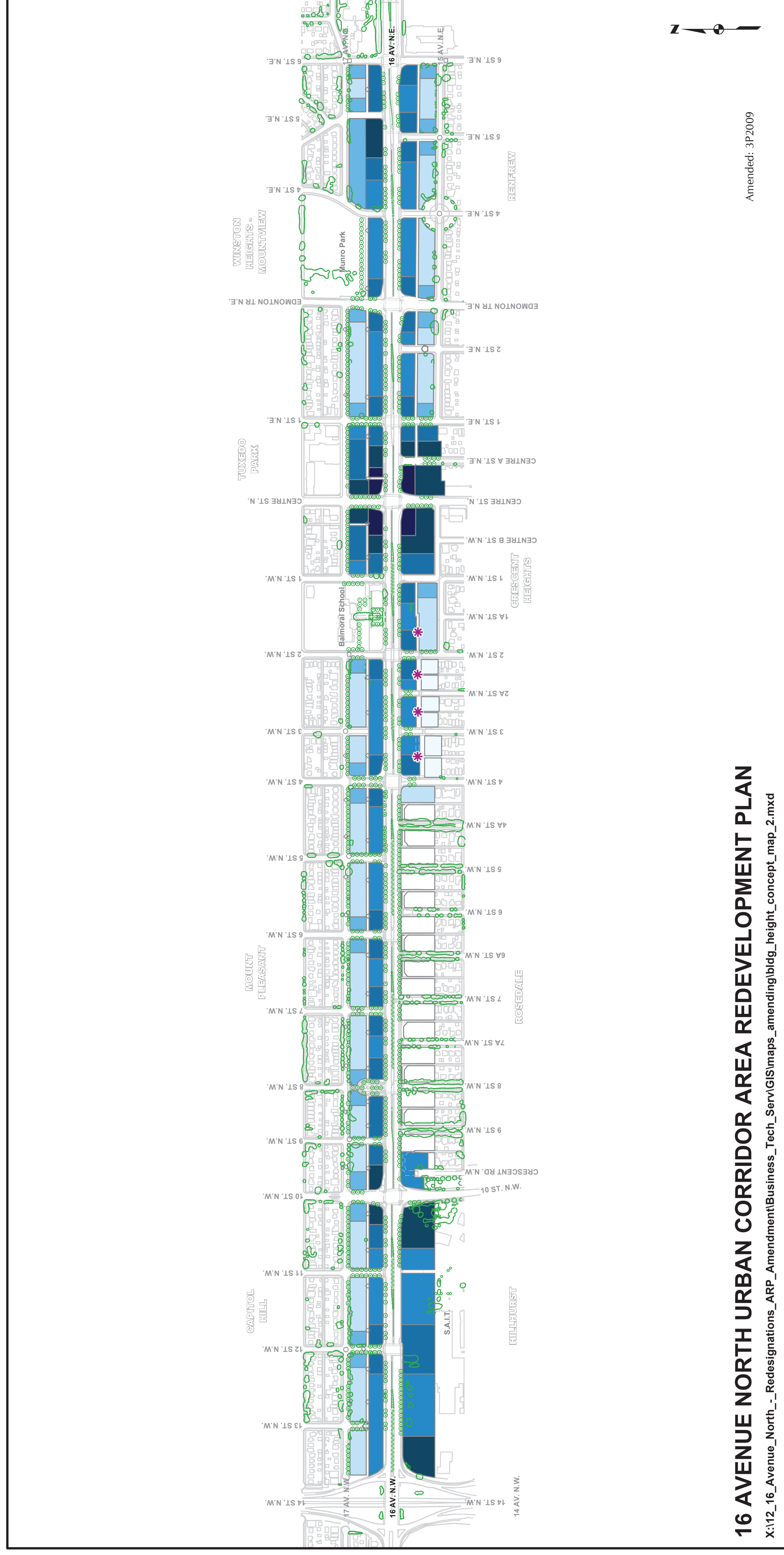
Maximum Building Heights

- 45** Up to 46m (151 ft. +/-, Approximately 17 storeys)
- 33** Up to 38m (125 ft. +/-, Approximately 13 storeys)
- 28** Up to 28m (92 ft. +/-, Approximately 9 storeys)
- 24** Up to 24m (79 ft. +/-, Approximately 7 storeys)
- 22** Up to 22m (72 ft. +/-, Approximately 6 storeys)
- 16** Up to 16m (52 ft. +/-, Approximately 5 storeys)
- 14** Up to 14m (46 ft. +/-, Approximately 4 storeys)
- 10** Up to 10m (33 ft. +/-, Approximately 3 storeys)

* Location of new lane to be determined

Map 2: Maximum Building Heights

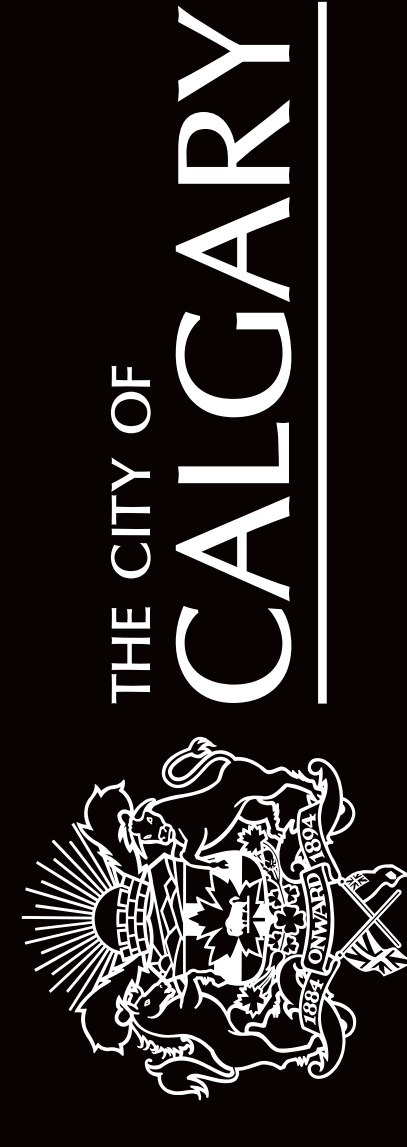
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What is the relationship between the 16 Avenue North Urban Corridor Area Redevelopment Plan and the Main Streets program?

As you may be aware, The City of Calgary is also conducting The Main Streets program. That program is intended to inform development opportunities along significant corridors in The City. The 16 Avenue **North Urban Corridor Area Redevelopment Plan (ARP)** review establishes the local area policy specific to the 16th Avenue corridor (main street). The two projects are closely aligned with information gained during the Main Streets project feeding into the 16 Avenue ARP review wherever possible.

Comparisons between the 16 Avenue North Urban Corridor Area Redevelopment Plan and the Main Streets program

Main Streets

- » Inform long-term local development opportunities and future land uses.
- » Intended for priority main street areas to have City-initiated land use redesignations.
- » Variable study area boundaries based on local context.



16 Avenue ARP Review

- Incorporate main streets input into 16th Avenue ARP review where feasible.
- Changes to the existing land uses not anticipated; however, such changes are subject to further review, and input.
- Existing 16 Avenue ARP boundaries apply.

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What policy changes are being considered?

Potential Amendment	Benefit of Addressing This Issue	Example
Remove Repetition with Land Use Bylaw	Remove excessive wording from ARP and avoid discrepancies between ARP and Land Use Bylaw	Repeats Floor Area Ratio requirements from Land Use Bylaw (LUB) Commercial requirement percentage does not align with LUB
Relocate Design Guidelines to Appendix of ARP	Relocation to the Appendix provides flexibility and allows opportunity to achieve policy intent with creative solutions	"For the podium above the main floor, design balconies and other private amenity space to be recessed from the building façade. Use glass as the predominant material for balcony guard rails."
Improve Clarity of Document Language	Give Developers and community members a better understanding of what is expected Improve interpretation and consistency of implementation by Administration	"Property lines perpendicular to Centre A St NE and 1 St NE shared with residential land use areas"
Remove Excessive Information & Detail	<ul style="list-style-type: none"> • Improve readability • Increase understanding • Improved Implementation • Improve consistency of interpretation 	(4) The setback distances between property lines and buildings at grade are: a) 3.0 metres (10 feet ±) minimum and maximum build-to line setback measured from the front property line on the street right of way. At least 75% of the at-grade façade facing the street is required to be constructed at the build-to line. ... e) 3.0 metres (10 feet ±) minimum setback measured from side property lines other than those noted in 4(d) above, except that where the lot width is 15.2 metres (50 feet ±) or less, the minimum setback measured from the side property line is 2.4 metres (8 feet ±).
Align with Current Development Trends	Update to address current development trends to ensure vision is being achieved	Fourplex development trend is not addressed in the Plan

*Align policy with Main Streets direction where feasible.

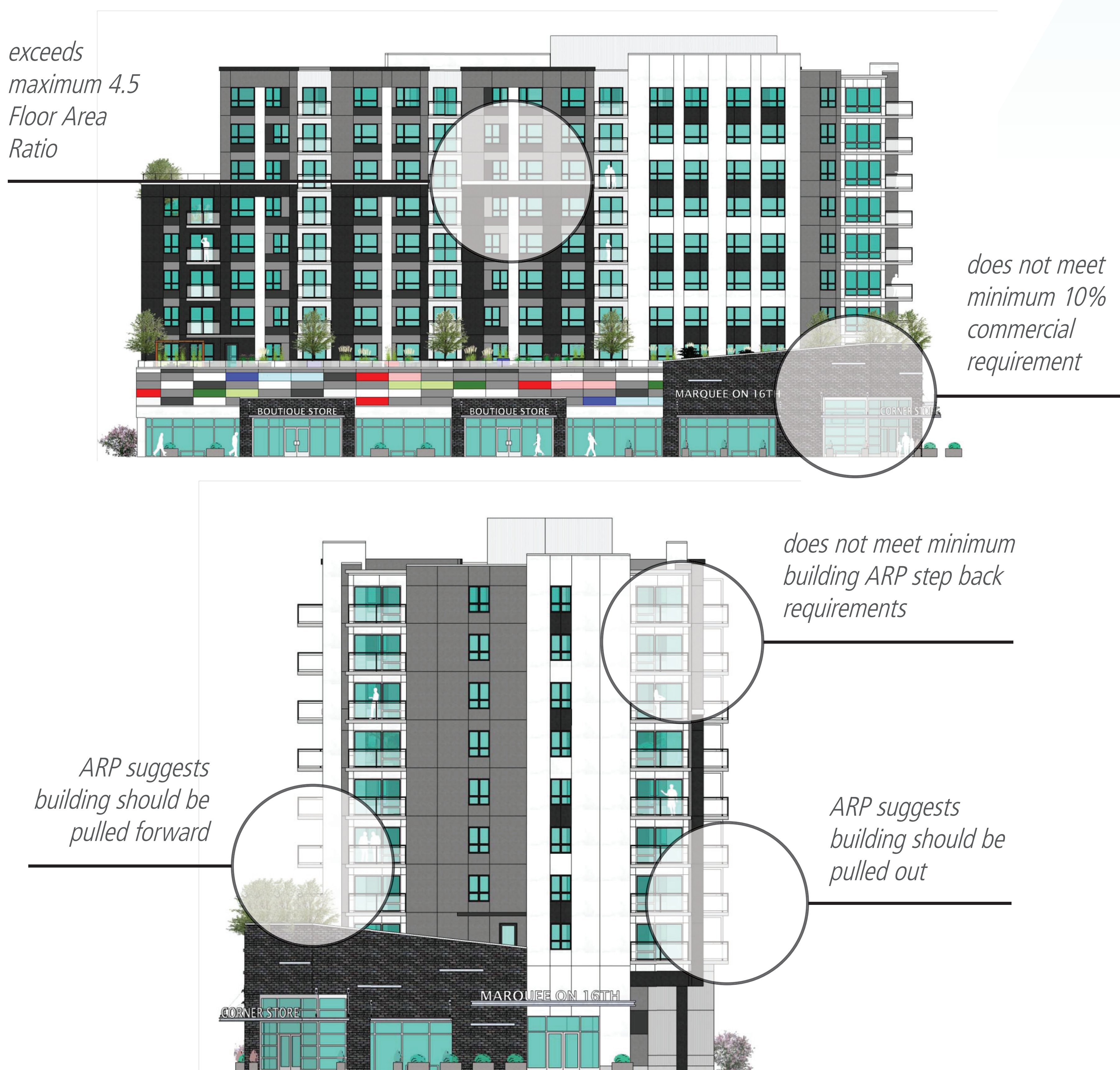


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What impact has policy had on proposed developments in the plan area?

The below is an example of a Development Permit application that does not meet the existing policy of the 16 Avenue ARP. The City is not advocating for approval of this particular project. It is being referenced to highlight the impact the prescriptive policy guidelines are having on potential new developments.

Proposed Development



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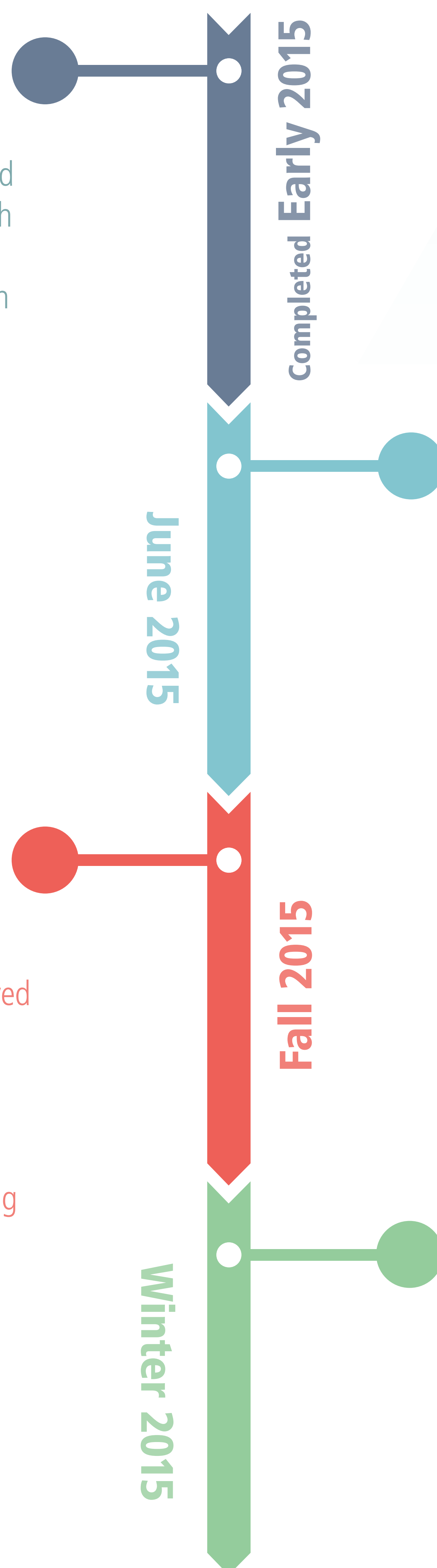
What is the Project Timeline?

Phase 1: Initial Policy Review by City Staff

Completed an assessment of proposed applications; identified challenges with existing policy framework; provided summary of proposed changes to plan for additional public and stakeholder review.

Phase 3: Detail Review and Amendment Preparation

City staff will review comments received and prepare detailed information on proposed plan amendments. An information session will be held in Fall 2015 to provide an additional opportunity for public review regarding the details of the proposed changes.



Overview of 16 Avenue North Urban Corridor Area Redevelopment Plan amendment process

Phase 2: Preliminary Public Input

The City will be conducting opportunities for public input including: June 9 open house, meetings with area community associations, and meetings with other area stakeholders and landowners.

Phase 4: Decision Making

The proposed amendments will proceed to Calgary Planning Commission (CPC). CPC will provide the primary technical review of the plan and provide a recommendation to City Council. City Council will hold a public hearing and make the final decision on the proposed amendments.

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We want to hear from you.



- Talk to a City of Calgary staff member present today
- Fill out a Comment Sheet
- Sign up for email updates
- For more information about this project, visit www.calgary.ca and search '16 Avenue Area Redevelopment Plan'.
- Contact a City of Calgary staff member:

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Thank you for attending!