

Applicant's Submission



May 28, 2019

City of Calgary
Planning and Building Department
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

Re: Rosen Canadian Headquarters
Proposed Land Use Reclassification
8825 Sheppard Road SE
Proposed Direct Control Zoning Development
Our File #191343 – 1.2A

We are writing to officially submit our proposed land use reclassification for an existing industrial parcel located at 8825 Sheppard Road S.E. Our client has retained our office to be the Architect of Record / Prime Consultant for the proposed project and with that we will be assisting with the proposed land use reclassification process.

This existing site is located adjacent to the rail line and Western Irrigation District canal and is currently zoned as Industrial – Heavy ('I-H'). From our client, we understand that there have been previous discussions that have occurred regarding the potential rezoning options that may be available for this site that will accommodate the client's needs within the existing industrial use.

The Owner of the property is a pipeline service company and an integral part of the Canadian pipeline sector with a high ratio of office to service / field staff. Their needs for outdoor storage would be typical of a standard industrial General user but in a more controlled and refined manner. Based on their company work, process work would occur within the building while process equipment would be stored within the outdoor yard. The site currently has had a Development Permit for tenancy confirmation completed which will allow the Owner access to the site to begin operations. The tenant will be utilizing the site in its current format for their operational needs.

We are aware of the proposed future Green Line LRT routing and proposed station development envisioned in the region. With that proposed redevelopment, it is our understanding that the City of Calgary is also studying how the proposed station would impact the regional area as it relates to the Transit Oriented Development guidelines and policies that currently exist.

We do understand that with the influence of Transit Oriented Development being a guiding factor in future development in the area that the City of Calgary will be looking for redevelopment opportunities which provide for future higher employment focused development.

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The Owner of the property is a pipeline service company and an integral part of the Canadian pipeline sector with high ratio of office to service / field staff that still requires an industrial facility to accommodate vehicular and equipment movement and storage. Therefore, this type of site is suitable to their needs and operational requirements. Unique to a typical industrial tenancy is the higher quantity of office staff to field staff that will be operating from this proposed location.

Based on early projections by the Owner, we anticipate an office staffing count of approximately 300 people at opening and transitioning up to over 400 staff in the near future. Workshop and field service staff increase over time to approximately 145 people but the majority of the personnel growth will be seen in the office. With this proposed population base, the site functionality is going to be that of an office intensive development suitable to the Transit Oriented Design fundamentals that would evolve as part of the future station development.

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Their typical outdoor equipment that would be found in the yard area would consist of vehicles, specialized technical equipment on pallets or crated electronic equipment to be shipped to clients. We have provided examples of these for your review and consideration.



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The existing site is currently zoned as 'I-H' Industrial Heavy along with adjacent sites to the south and east of the current site. North and southeast of the site are lands zoned as 'I-G' Industrial General. Lands to the west and north of the site are zoned as 'R-MH' to accommodate two existing mobile home park. There are also special function zones (S-FUD) to accommodate future urban development to the north and west of the proposed site.

We acknowledge that future light rapid transit Green Line development will run adjacent to our site with a proposed station directly south of Glenmore Trail SE and north of our site. To the west of the proposed transit route there is a series of special category future urban development sites along with the easterly residential boundary of the Riverbend subdivision. The proposed light rapid transit tracks divide the proposed area into industrial uses to the east of the tracks and residential / special future urban development sites.

To allow the site to transition towards the redevelopment envisioned by the City of Calgary towards a focus on Transit Oriented Development, we believe proposed land use reclassification requires a specific zoning classification to accommodate this unique blend of uses. With the office weighted development envisioned for this site, we believe the site should transition from the current 'I-H' Industrial – Heavy zoning to 'I-B' Industrial business based zoning to accommodate the office intensive use proposed by the Owner. This will need to be supplemented with uses that need to include 'General Industrial Light' as defined in the Land Use Bylaw 1P2007. We envision that this will necessitate the creation of either a Direct Control zoning for the site or a custom zoning classification.

We proposed that the permitted use to accommodate outdoor storage in the existing yard will be required but should be able to be accommodated under the 'General Industrial Light' use definition. We understand that the light rapid transit line will run by the site and we will work with the City of Calgary on appropriate screening measures so that the storage yard is not visible from the transit line.

As per our previous discussion, we are proposing that any storage would be accommodate so as not to be readily visible from the adjacent street and located primarily to the north and west sides of the property. To properly define the proposed storage area, we have provided a drawing for your review and reference. The proposed storage area within the drawing is

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approximately 42% of the overall site area. We feel that this is an adequate ratio compared to typical industrial sites in the Southeast quadrant.

This project is envisioned to be a catalyst for a transitional district from industrial focused development to that of an employee focused development we believe that should also be focused on the allowable height within the development. With a typical I-B – Industrial Business zoning, height is restricted to 12m which will hinder proposed employee focused developments. While I-G industrial General is allowed to have 16.0m height, we believe this will not allow for future redevelopment flexibility on site. Therefore for this proposed site, we would like to set the proposed overall height to a maximum of 20.0m. This height will allow reasonable development at either 4 to 5 storeys in the future.

We have reviewed the Floor Area Ratio (FAR) proposed under both I-B and I-G zoning where both are set at FAR = 1.0. We believe that based on our site area of approximately 5 ha. That would accommodate a wide variety of options regarding future development on the site. We are satisfied with keeping the FAR at 1.0 for this site.

We would be happy to work with the Planning Department to create the appropriate zoning for the site that will accommodate the Owner, whether through a Direct Control zoning or customized zoning that is amenable to both the Owner and the City of Calgary.

Please review our proposal for our requested land use reclassification for the Rosen development site. If you are in agreement with the proposed reclassification, we will submit a full application submission along with application payments for our official application. Should you have any questions regarding the enclosed, please do not hesitate to contact our office to discuss.

Sincerely,

Kumlin Sullivan Architecture Studio Ltd.



Barry Sullivan, Architect
AAA, AIBC, SAA, MRAIC
Principal