

Applicant's Submission

September 6, 2019

The subject site is located at 11063 – 14 Street NE and is legally described as Lot 13, Block 4, Plan 1711019. The site is located within “The District” in northeast Calgary, in the Community of Stoney 1 and is to the southwest of the Deerfoot Trail and Country Hills Boulevard interchange. The subject site is approximately 0.49 hectares (1.210 acres).

This Land Use Amendment is being submitted on behalf of Remington Development Corporation to adjust the modifier on the existing land use of Commercial – Corridor 3 District (C-COR3 f0.23 h8.5) to C-COR3 f0.5 h18.5 to accommodate a 4 storey office building. The proposed building is intended for the imminent expansion needs of the adjacent tenant / landowner, who currently own the office building immediately to the southwest.

Currently a development permit (DP2019-0835) is in circulation at the City for a 2 storey restaurant / office building on this site. The proposed land use will facilitate a 4 storey building that would be based on the same design and floor plate of the current DP with the only difference being the number of storeys and overall use mix. The proposed new design will not include a restaurant and is intended for office uses only with a potential show room on the main floor to feature the adjacent tenants products. The intention is to continue moving forward to complete the submitted DP while the land use redesignation is being processed. Then a new DP would be submitted to add the additional 2 storeys. Contingent on the timing of the overall process, the new DP may run concurrent with the latter part of the land use amendment.

The anticipated parking requirements are significantly less for the proposed 4 storey office than for the 2 storey restaurant & office blend. The parking requirements for the new proposal can be readily met within the current site plan.

The site is within the Stoney Industrial Area Structure Plan (ASP) policy area. The ASP states that “The purpose of this [Business/Industrial Area] area is to provide for the development of a variety of light industrial uses within the context of a fully-serviced industrial/business park. In addition, medium industrial, secondary commercial, office, institutional, recreational and other land uses considered to be compatible and appropriate may also be allowed.” Policy 8.1.2 states that light industrial uses shall be the predominant use and that office uses may be allowed where determined to be compatible and appropriate. The proposed office is an appropriate use within the business industrial area because it is immediately adjacent to other office and commercial sites and fits well within the surrounding building heights and context, as well as its “gateway” location. Furthermore, the land use designation is not intended to change the permitted uses, but rather to increase the density within the same land use district, providing a more sustainable compact urban form and better optimization of existing infrastructure capacity.

The site is also within the Noise Exposure Forecast (NEF) 30-35 contour area identified in the Calgary International Airport Vicinity Protection Area (AVPA) Policies. This area carries restrictions on residential uses, schools, medical care facilities, and campgrounds, but not offices. The proposed maximum height of 18.5 m is similar to the surrounding context and is not anticipated to interfere with Airport regulations or airspace requirements.

In conclusion, the proposed land use redesignation aligns well with the ASP policies and NEF provisions; and provides for a more compact urban form at the gateway of the District.