

Applicant Submission



October 16, 2019

City of Calgary
Floor 5 ,800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

Attn.: Mr. Manish Singh / Planner

Dear Mr. Singh:

Re: Sherwood Commercial Project Land Use Re-designation Application / Rationale
NCCA18-0148-00

Applicants Submission

Background

The subject parcel is approximately 11.1 ha (27.5 ac) and is located at 12414 – 53 Street in the community of Sherwood in NW Calgary. The site is currently designated DC 109Z2005 SITE 3. This DC zoning refers to the old 2P80 Zoning Bylaw and calls for I-2 guidelines with a maximum FAR of 1. I-2 guidelines refer predominately to light industrial uses with support office and commercial uses.

The intent of our application is to Re-designate from DC 109Z2005 SITE 3 to the present IP2007 Calgary Land Use Bylaw I-C District.

A Pre-application meeting (PE2018-02116) was completed on November 22, 2018 and comments were provided highlighting issues to be addressed with the Land Use Re-designation submission. Of primary concern was the submission of a TIA and supporting rationale for the Re-designation. Our TIA is attached to this letter and supporting rationale is provided below.

Site Characteristics

The site fronts Sarcee Trail to the west, Sherwood Drive to the east, Symons Valley Parkway to the north, and Sherwood Blvd. south. The Spyhill landfill site is located directly west of the subject site and the 300 metre permanent landfill setback encroaches on the subject parcel. To the east we have low density residential developments, commercial developments to the south, and undeveloped special purpose district to the north.

The site slopes down from south to north and the existing vehicular access is currently from Sarcee Trail to the west and Sherwood Drive to the east. In addition to that, the proposed development will ideally be connected by right-in right-out access from Sarcee Trail and Sherwood Drive for both north and south sections.

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Policy Amendment Application

Per our discussion we believe it is prudent to apply for a Policy Amendment to the Symons Valley Community Plan to remove the reference in Section 5 Business Park Area subsection 5.1.2 (c) (i) which refers to Commercial uses within the Business Park Area as those identified within the General Light Industrial (I-2) District. This reference must be removed from the policy document because it will conflict with the new uses in the proposed I-C District.

Land Use Rationale

- The existing Land Use is over 14 years old and light industrial uses are now too restrictive for this location adjacent to existing residential and commercial neighbourhoods.
- The I-C district is compatible with the "Business Park Area" as envisioned on the policy document "Symons Valley Community Plan 2017" Section 5 and the Land Use Concept Plan (attached).
- The I-C district matches similar lands adjacent to the north and west of our site and allows for Commercial, Office and Light Industrial uses that will be compatible to the adjacent residential uses to the east and landfill area to the west.
- The land uses will be strategically located to allow more industrial, auto and office uses towards the west adjacent to the landfill and more commercial and residentially oriented uses to the east side of the site.
- The previous I-2 Zoning restricts the size of commercial and restaurant / take out food uses to minimal sizes which we believe would be restrictive in this location and with this site size. Our client is hoping to attract a few larger commercial and restaurant tenants for the areas that are outside of the land fill setback zone which we believe will compliment both the light industrial and residential uses adjacent.

In conclusion this Land Use application simply seeks to align this site with the Existing Policy documents by selecting an existing I-C district from the Calgary Land Use bylaw / IP2007.

Sincerely Yours
NORR ARCHITECTS ENGINEERS PLANNERS

A handwritten signature in blue ink, appearing to read "Bruce McKenzie".

Bruce McKenzie, Architect , AAA, AIBC, FRAIC, LEEDap
VP