

Applicant Submission

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Melcor Developments submits this land use redesignation application to continue to facilitate development within “The District” Business Park in northeast Calgary. This project is well underway with the development of specialized manufacturing, office, and other retail/service businesses. The District is evolving into a prestige Business Park. Two projects in District were showcased at the 2019 NAOIP REX awards – Hexagon Calgary Campus won the Office Development of the Year, while Evolve by Beedie was a finalist in the Industrial Development of the Year category. Kingswood Cabinets is also nearing completion on their 90,000ft² specialized manufacturing facilities.

The proposed parcels are located on 14th Street NE and 15th Street NE and have received previous land use and outline plan approvals. The parcels are subdivided and serviced, and are described as Lot 2, Block 1, Plan 121 3896 and Part of NE 23-25-1-W5M, encompassing an amendment area of +/- 4.11 hectares (+/- 10.16 acres).

The parcels, each designated as Industrial – Business District (I-B), are proposed to be amended to Industrial – General District (I-G) and Direct Control with Industrial – Commercial (I-C) guidelines (DC(I-C)).

The requested change of the parcel on 14th Street to I-G is required to meet the development intent that is most viable for the subject site. Melcor’s intent is not to develop manufacturing, high-tech, research or office on the subject site as is contemplated in the I-B District. The intent instead is to develop prestige and high quality light/medium industrial uses with a limited number of commercial uses and outdoor storage. This typology of development is best suited under the I-G District.

The change to DC(I-C) on the 15th Street parcel is requested to meet a specific purchaser which is a local nursery. The specific operational uses of “Seasonal Sales Area” and “Retail Garden Centre” are not listed in any industrial districts, so the DC district is required

It is acknowledged that these are site-specific redesignations, however there are no impacts to servicing, area traffic volumes, or the design intention of this employment area. There is a clear benefit in that new businesses can locate in The District so that the project can continue to evolve as a prestige Business Park that employs Calgarians and generates tax revenue for the City.

The application is consistent with Stoney Industrial Area Structure Plan (ASP), the City’s Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP). As identified within the MDP and CTP, the Stoney Industrial Area is intended to serve as a strong business and industrial focus for the north sector of the City. The proposed redesignation meet these goals by continued the provision of viable industrial lands.

Melcor Developments Ltd. respectfully submits and requests recommendation for approval of the redesignation by Calgary Planning Commission, and for the amendment to the Land Use Bylaw to I-B and DC(I-C) by City Council.