

Applicant's Submission

July 3, 2020

The proposal is to create a business park on the east side of the Calgary International Airport offering additional industrial land options and assessment opportunities within the City of Calgary. The 51.52 hectare (127.3 acre) light industrial business park will allow the City of Calgary to better compete for industrial tax dollars and to prevent further businesses from seeking opportunities outside City limits. The business park would consist of light industrial internal to the site while being screened by more visually appealing industrial-commercial development along the east and south periphery. The perimeter development would provide a higher standard of building appearance facing Cityscape to the east in conformance with the Northeast Industrial Area Structure Plan building guidelines. It will provide the traveling public with a pleasant entranceway experience leading to a positive impression of the city. Commercial uses in the northeast corner of the site will also provide visually attractive development that will also caters to the day-to-day needs of area businesses, their employees and area residents.

With the site's proximity to the Calgary International Airport and the extension of Airport Trail currently under construction, the subject lands will gain exceptional accessibility lending itself appropriate for targeted light industrial business park uses. The development will help provide land opportunities to service the ever-expanding distribution sector of Calgary's economy. By better utilizing vacant land lying between a developing neighbourhood and the airport, the proposal reduces the pressure for development to expand to the outer reaches of the City providing more efficient and effective use of land.

Land along the south boundary of the site would be made available to the City for purchase enabling Airport Trail to accommodate higher traffic movements associated with a future interchange at 36 Street and Airport Trail. Once built, the interchange will enable Airport Trail to operate in a free-flow manner providing an important transportation link between Deerfoot Trail and Stoney Trail to the east.

The dedication of 7.22 hectares (17.84 acres) of land adjacent to 36 Street will provide the City with the opportunity to construct a district athletic park to serve people of Calgary and specifically northeast residents. Located along the east perimeter of the site, the athletic park will be easy to access and would limit the number of buildings near the airport minimizing potential interference with radar facilities located on airport land. A combination of multi-use and regional pathways will link the athletic park to users from Cityscape to the east as well as other users to the north and south.

The proposed land use conforms with the future use identified by the Calgary Municipal Development Plan and provides a broad range of industrial uses at varying intensities. The current Owners are very interested in investing in the community and providing these much needed facilities. Inspired by ecological best practices, the business park will incorporate drainage swales and on-site storage measures to properly manage stormwater in an environmentally sensitive and sustainable manner. For these reasons we respectfully request your support of the proposed Outline Plan and Land Use Redesignation application.