

## Applicant's Submission

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### Applicant's Submission/Rationale Statement

#### **Proposed Land Use Amendment - LOC 2020-0044**

On Behalf of Remington Development Corporation (RDC), IBI Group is submitting a Land Use Amendment application for RDC's Barlow Crossing property in SE Calgary.

#### Site

The property is located at the northeast corner of Barlow Trail and 90th Avenue SE. The subject site is known legally as the west portion of Lot 11, Block 1, Plan 1811963 and is approximately  $\pm 7.33$  hectares ( $\pm 18.11$  ac) in size.

#### Existing Land Use and Policy

The site is located within the community of South Foothills, lies within the Southeast Industrial ASP and is in an area of mostly limited service industrial land. The current land use is Industrial – General (I-G).

#### Proposed Land Use Amendment & Rationale

The proposal is to re-designate this prominent corner from Industrial-General (I-G) to Industrial-Commercial (I-C) to accommodate commercial and office uses that are not offered under the I-G district, while better optimizing upon its high visibility location to provide service amenities for the adjacent industrial employment areas.

The I-C district will maintain alignment with the industrial policy intent of the Southeast Industrial ASP, while accommodating a more commercial range of uses that will be compatible with the surrounding context, be readily supported by the existing transportation network and facilitate a comprehensively designed development cell. The subject site enjoys the benefits of full servicing and the proposed change will better maximize upon these infrastructure investments.

The proposed amendment is in alignment with the intent of the Southeast Industrial ASP and is consistent with the City's MDP.