

Applicant Submission

July 26, 2022

On behalf of Melcor Developments, Urban Systems is pleased to submit this application for land use redesignation in “The District”, in northeast Calgary. The District is an established industrial, commercial and employment area which has been under development for several years. Many of the parcels have been developed, or under permit review. Remaining parcels for development within The District are the subject of this redesignation. Currently, the lands are designated as either Industrial-Business (I-B) or Industrial-General (I-G). The purpose of the application is to change the designation to the City’s newly proposed hybrid industrial land use districts.

The purpose of the DC districts is to provide a variety of parcels for industrial development, to provide amenity-type commercial and retail service uses to workers in the area, and strategically place commercial uses towards the outer edges of the area. As The District builds out, it is intended to maintain an industrial nature and is not intended to compete with larger, regional retail development in this quadrant of the City.

This application proposes to apply both the pilot-project DC districts (General Industrial DC District, Comprehensive Development Industrial DC District) which have been chosen for their appropriate locational criteria and mixture of uses. Also included in this application is a parcel currently designated as Industrial – Business (I-B) and we propose a third DC district which includes some of the uses found in Commercial – Corridor 3 (C-COR3). This particular parcel is centrally located within The District and we have proposed uses that complement the employment nature of the development and provide employees access to daily needs and services.

We would like to see the use *School-Private* included within the proposed DC districts (north and south). Melcor has been in conversation with a charter STEM school that is looking for land. As we have seen elsewhere, and due to the limited number of districts that *School-Private* is a listed use, these charter schools struggle finding appropriate land. The District provides an opportunity for one such school to acquire land with good access and a good mixture of adjacent support uses.

Our application is consistent with policies in the Stoney Industrial Area Structure Plan and follows the direction provided in the City’s Industrial Action Plan. Furthermore, our application reduces market risk and ensures a timely delivery of appropriate land use in this area.

On behalf of Melcor Developments, Urban Systems respectfully requests approval for the aforementioned land use amendments.