

Applicant's Submission



Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

B&A Planning Group has been retained by QuadReal Property Group to manage this Land Use Redesignation application for the WestMount Corporate Campus, a ~10.14ha (~25.06ac) parcel at 4838 Richard Road SW in the Lincoln Park neighbourhood of southwest Calgary, southeast of Mount Royal University. The site currently contains 5 office buildings built over the past 15 years ranging in height from 3 to 8 storeys, a 6 storey parkade, and 1 vacant future development site along Mount Royal Gate. Several parkette-style open spaces are also located throughout the site. It is designated a Major Activity Centre (MAC) as per the MDP and Business / Office as per the Currie Barracks CFB West Master Plan (Master Plan). A MAX Teal BRT stop is located just north of the site on Richard Road, meaning the site can also be considered for transit-oriented development (TOD).

The current Direct Control (DC) District for the site, 72Z2003, is intended for a suburban office campus style development. This DC is now over 15 years old and based on the previous 2P80 Land Use Bylaw, which is now nearly 40 years old. Other than offices, there are a limited number of uses allowed as either Permitted or Discretionary. Due to the current economic situation, demand for office space is low and is expected to remain limited for the foreseeable future. Therefore, current use and development opportunities for this site are too restrictive and not ideal. As a result, QuadReal has had difficulty attracting new tenants.

A new DC District is required in order to expand the currently limited list of uses to make the site more viable for future tenants and development of the vacant parcel. The proposed DC is based on the Industrial – Business (I-B) District but is also influenced by the Industrial – Commercial (I-C) District. It takes into consideration the MDP (which designates this site as a MAC), Master Plan (which designates this site for Business / Office purposes and states a DC is required for this site), the current DC 72Z2003, and desired uses for the site. Features and rationale for the new DC are as follows:

- The first and second "Purpose" statements are modified from the Master Plan policies 10.2 and 10.3.2(2). The Master Plan's Business / Office designation for this site should therefore be able to remain and no amendments are anticipated.
- If the use was either already permitted in the current DC, I-B, and / or I-C District, it is listed as a "Permitted Use" in the proposed DC. All other uses are listed as Discretionary. With the exception of Temporary Residential Sales Centre, all the proposed Discretionary uses are listed as Discretionary in either I-B, I-C, or both of those Districts.
- An additional 0.1 FAR (which would = an additional 10,130m² / 109,042ft² floor area) is proposed in order to facilitate better opportunities for the development of the vacant site. The proposed 1.1 FAR was accounted for with the TIA for the recently submitted LOC2018-077 for the WestMount South lands (also owned by QuadReal).
- Maximum building heights are proposed to increase at two key locations from 32m to 40m in order to accommodate the existing 8 storey building along Richard Road and allow for a 10 storey signature building on the vacant site along Mount Royal Gate. The maximum height for the site will otherwise remain at 16m as per the current DC.
- The Building Design section from the current DC remains in order to ensure high quality and comprehensive developments.

We have met with Community Planning and the local Councillor and have advised the Rutland Park Community Association regarding this application. We will continue to work with them throughout the process as required.

We believe the proposed DC will allow for an appropriate level of additional uses and development which will help the site become more viable, utilized, and attractive along with modernizing the land use to today's standards. We look forward to Administration, Calgary Planning Commission, and Council support of our proposal.

ISC: Protected