

Applicant Submission



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2023.06.05

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Planning & Development
The City of Calgary
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RE: Application for Land Use Redesignation in Horizon (Ward 10)

Existing Land Use: Direct Control (DC) District 88D2022 based on I-C (f2.0h16)
Proposed Land Use: Direct Control (DC) District based on I-C (f2.0h16), with amendments
Previous City File Number: LOC2021-0205
Municipal Address: 2600 48 AV NE
Legal Address: Condominium Plan 2210879, Units 1 to 4
Site Area: ±4.91 ac (±1.99 ha)

APPLICANT STATEMENT

Purpose

The purpose of this application is to make a minor update to the existing zoning to allow a small church on site.

Background

The subject site is located at 2600 48 AV NE in the industrial community of Horizon. It consists of ±4.91 ac (±1.99 ha) of land privately-owned by Horizon 48 Ltd. (Eagle Crest Construction). The site is located close to the Calgary International Airport, Wingfield Golf Club and a range of commercial, retail and light industrial uses. The landowner, Horizon 48 Ltd., has retained CivicWorks to undertake a Land Use Redesignation application to transition the site from the existing Direct Control (DC) District 88D2022 to a new DC District that supports "Place of Worship - Small" as an additional discretionary use.

The Horizon 48 development vision was previously supported by City Administration and Council. On June 7, 2022, Calgary City Council passed Bylaw 88D2022, which created a new Direct Control (DC) District based on the permitted uses and rules of the Industrial - Commercial (I-C) District of Bylaw 1P2007. This DC District introduced height and density modifiers to permit a maximum building height of 16m (*previously* 23m), and maximum floor area ratio of 2.0 (*previously* 0.18 to 0.8). In addition, a bareland condominium subdivision was registered on title to divide the site into four units per Condominium Plan 2210979.

Development Vision

The vision for the site is to create a light-industrial and commercial development. Details on the proposal have been shared with City Administration through the Development Permit approvals process. Our revised development vision now includes a small church (5,060 sq.ft), along with the previously-proposed 4 storey self-storage building, gas station, and other small scale commercial, restaurant, and retail businesses. A total of 77 parking stalls are proposed across the entire site.

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Land Use Redesignation Application

The proposed Land Use Redesignation is intended to create a new Direct Control (DC) District based on the rules and permitted uses of the Industrial - Commercial (I-C) District of Bylaw 1P2007. The rules of the proposed DC District are identical to the site's current Direct Control District (88D2022), with the inclusion of "Place of Worship - Small" as an additional discretionary use. The permitted uses of the I-C District, as well as the additional discretionary "Place of Worship - Small", complement existing commercial and light industrial uses in the surrounding area.

Policy Alignment

The subject site is not located within an approved Local Area Plan, however, the development vision is consistent with the City-wide goals and policies of the Municipal Development Plan (MDP). The MDP broadly classifies the site under the "Standard Industrial" Urban Form category, which are intended to allow for a broad range of industry and supporting uses. It is also noted that the proposal is in alignment with the Airport Vicinity Protection Area (AVPA) policies which limit certain uses at this location.

Applicant-Led Outreach

The project team will undertake a meaningful and appropriately-scaled Applicant-Led Outreach process to support the proposal and ensure a transparent process for all community members. As part of this process, the project team will contact surrounding neighbours and the Ward 10 Councillor's Office via email and mailed letters. This correspondence will include details on the proposal, and contact information for the applicant. The project team maintains a commitment to respond to all feedback or questions on the development proposal within three (3) business days.

Conclusion

The proposed Land Use Redesignation and development vision will deliver a suitable range of land uses that are compatible with the surrounding area context. For the reasons outlined above, we request that City Administration, Calgary Planning Commission, and Calgary City Council support this application.