

Applicant Submission

January 12, 2022

To: City of Calgary
Planning & Development
PO Box 2011, Stn. M, #8108
Calgary, AB, Canada
T2P 2M5

RE: Land Use Amendment – 3100 27 ST NE Calgary

Background and Site Context

The subject site is located in the northeast community of Sunridge, at the mid-point between 32 AV NE and Sunridge BV NE and is accessed from 27 ST NE which is a road that intersects the site from north to south. The site is approximately 6.35 acres in size and is approximately 257 meters wide and 106 meters deep. The parcel is currently undeveloped and was recently subdivided from the southern parcel which is currently occupied by Connect First Place Credit Union head office.

The majority of lands surrounding the site are designated as combination of I-G, I-C and C-COR which contain a combination of industrial and commercial uses. The Sunridge neighbourhood is characterized as an industrial business park area with commercial and retail uses that support the primary uses in the area. The site is currently zoned Industrial-Business ("I-B") which is characterized by prestige, high quality, manufacturing, research and office developments which are complementary to these other uses mentioned above.

The subject site is approximately 1500 meters radius from the Rundle LRT Station.

Land Use

The existing I-B Zoning allows for industrial uses, office, business and limited retail uses. Furthermore, retail uses are limited in size and must be accessory to the principal uses. The existing land use allows for a maximum floor area ratio of 0.5 and a maximum building height of 12.0 meters.

Recently the City of Calgary has initiated an Industrial Intensification Policy for inner-city Industrial properties. The subject property falls within this area of study and the goal is to ensure industrial and associated office and related retail uses are successful under this policy framework.

In the spirit of the Industrial Intensification Policy, we are proposing a Land Use Amendment that will utilize a modified Industrial-General ("I-G") Zoning district with the inclusion of the existing I-B uses to allow for greater flexibility with industrial zones combined.

The proposed Land Use Amendment utilizes the Industrial-General (I-G) District as the base district. The I-G District is an employee intensive industrial district that has light and medium industrial uses that are unlimited in size and has small scale retail and commercial uses that are compatible with, and complement, the industrial uses. Further, the Land Use Amendment with I-G as the base district allows for a maximum floor area ratio of 1.0 which is desired by the applicant.

In order to accommodate both the existing I-B Zoning and desired I-G Zoning, the Land Use Amendment proposes to amalgamate the following permitted existing uses:

• Computer Games Facility (I-B)	• Convenience Food Store (I-G)
• Financial Institution (I-B)	• Health Care Service (I-B)
• Information and Service Provider (I-B)	• Instructional Facility (I-B)
• Office (I-B)	• Print Centre (I-B)
• Radio and Television Studio (I-B)	• Specialized Industrial (I-B)
• Gas Bar	• Liquor Store
• Drinking Establishment – Small (I-B)	• Fitness Centre (I-B)
• Indoor Recreational Facility (I-B)	• Printing, Publishing, and Distributing (I-B)
• Retail and Consumer Service (I-B)	• Drinking Establishment – Medium (I-B)

Further, the Land Use Amendment proposes the inclusion of the following discretionary uses which are currently permitted under the existing I-B zoning:

• Artist Studio (I-B)
• Hotel (I-B)
• Indoor Recreational Facility (I-B)
• Post-secondary Learning Institution (I-B)
• Conference and Event Facility (I-B)
• Payday Loan (I-B)
• Vehicle Rental (I-B)

The proposed uses are considered to be appropriate given the context of the surrounding development and proximity to nearby commercial and light and medium industrial uses. Maximum allowable FAR will increase to 1.0 FAR and building height will increase to what is allowed for in the I-G zoning.

Redevelopment and Site Design

Redevelopment of the site is currently being contemplated. The proposed uses are intended to be accommodated within new buildings. If this application is approved by Council, the rules of the Land Use Amendment and the I-G base district, will provide guidance for future redevelopment including appropriate (adaptable) uses, building massing, height, landscaping, and parking.

We look forward to working with the City of Calgary on another successful Bucci Developments Limited project. Should you have any further questions or comments please do not hesitate to contact the undersigned.

Sincerely,



Troy Abramaitis
 Director of Developments
 Bucci Developments Limited
tabroamitis@bucci.com