

Applicant Submission



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Planning & Development
The City of Calgary
PO Box 2100, Station M
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RE: Application for Land Use Redesignation in Horizon (Ward 10)
from Commercial-Corridor 3 District (C-Cor3 f0.18 h23 and C-Cor3 f0.8 h23)
to Direct Control (DC) District based on the Industrial-Commercial District (I-C f2.0 h16)
LOC2021-0205 | 2600 48 AV NE | Plan 2010044, Block 1, Lot 6 (1.99 ha / 4.91 ac)

Background

The subject site is located in the northeast industrial community of Horizon, adjacent to the Calgary Airport, the Wingfield Golf Club (back-of-house area), and a cluster of commercial retail, hotel and light industrial businesses. The site consists of a 4.9 ac (1.99 ha) parcel of land privately owned by Horizon 48 Ltd (Eagle Crest Construction). Previously, under DP2018-0339 and with file manager Courtney Stengel, the subject site was approved for a hotel/banquet centre, however, due to changing market conditions this type of use is no longer financially feasible as a development option. A bareland condo subdivision application, dividing the subject site into four units (SB2021-0248), has been submitted and is under review by City Administration.

Development Vision

A conceptual development concept has been provided to share a preliminary development vision for this site. The proposal includes a self storage facility, warehouse bays for light manufacturing and showrooms, small scale commercial retail units, a restaurant/convenience store, and a gas bar. This concept is designed to enable a range of tenant business models, and may be refined to support emerging tenant needs prior to submission of a Development Permit application.

Land Use Application

The proposed Land Use Application is intended to support a broad range of businesses that reflect the property's surrounding hybrid context of commercial and light industrial uses. The permitted and discretionary uses within the I-C District complement existing surrounding land uses that have a similar-scaled light industrial uses - like those found directly south of the site across 48 AV NE and within the Calgary International Airport. The proposed Direct Control District is based on the I-C District with two changes: a 16m maximum building height rule (23m is currently allowed) and a 2.0 maximum FAR rule.

Policy Alignment

The subject site is not located with a Local Area Plan, however, the proposal is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP). The MDP broadly places this site within the Standard Industrial Land Use Area surrounding the airport and encourage the retention of a broad range of industrial uses within the City. It should be noted that the development vision is in alignment with the Airport Vicinity Protection Area (AVPA) policies which limit certain uses at this location.

For the reasons outlined above, we respectfully request that Administration support this application.

Sincerely,

A handwritten signature in black ink that reads "Joanna Patton".

Joanna Patton RPP, MCIP, BFA, MPlan
Urban Planner, CivicWorks