

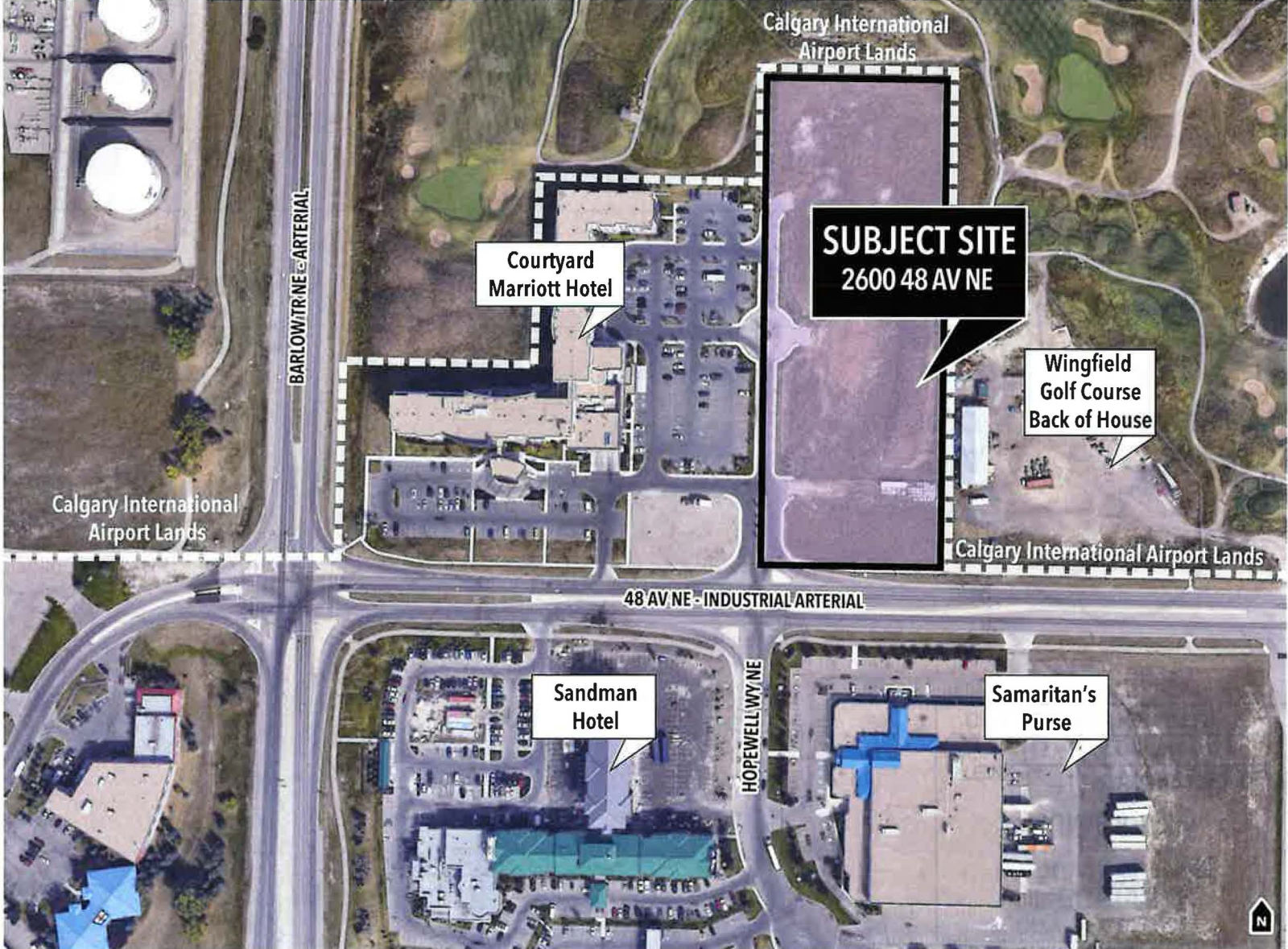
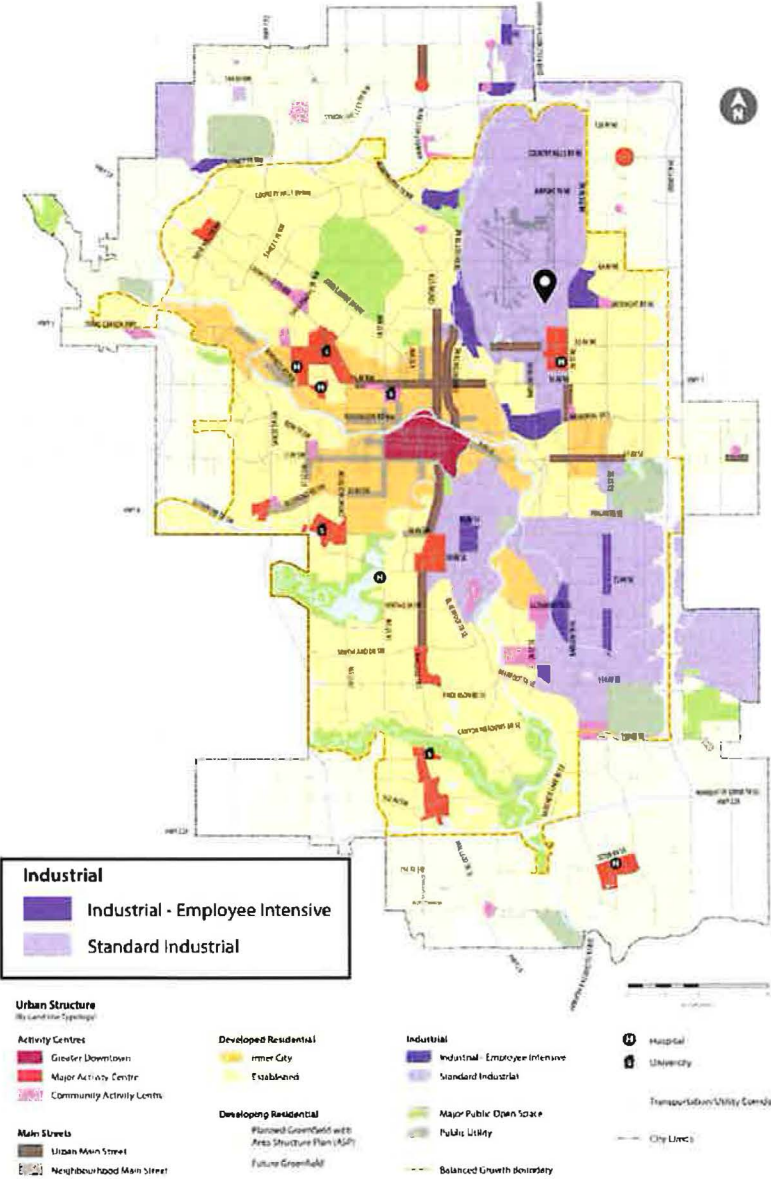
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 06 2022
ITEM: 8.1.14 CPC 2022-0466
Distrib - presentation
CITY CLERK'S DEPARTMENT

Item 8.1.14 | 2600 48 AV NE
LOC2021-0205 | CPC2022-0466



CIVIC
WORKS

HORIZON48 2600 48 AV NE

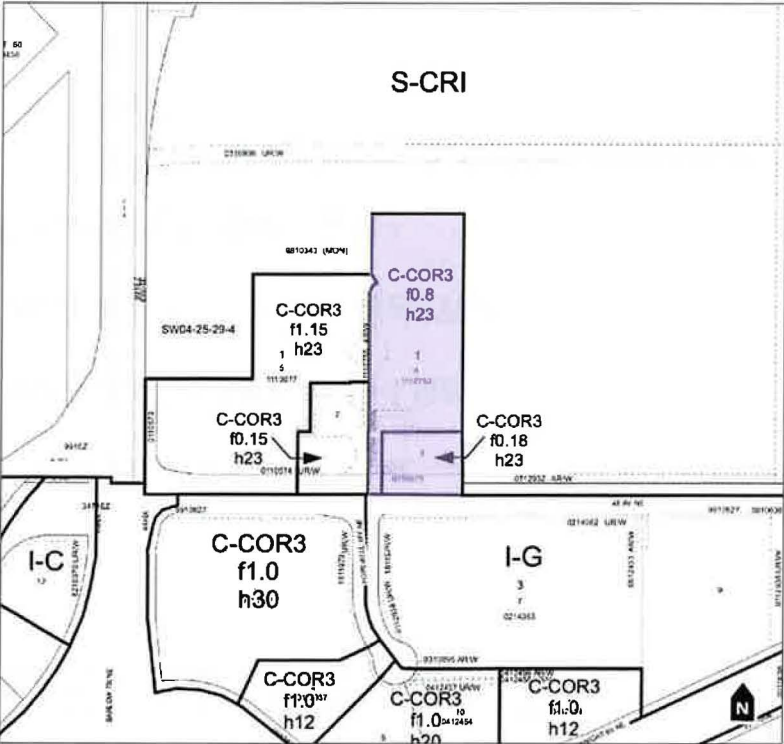


LAND USE Direct Control District

CURRENT DISTRICT: C-Cor3 (f0.8 h23 / f0.18 h23)

PROPOSED DISTRICT: DC based on I-C

- » Light Industrial & Small Scale Commercial Uses
- » Max Floor Area Ratio: 2.0
- » Max Building Height: 16m (±4 storeys)



DEVELOPMENT Vision

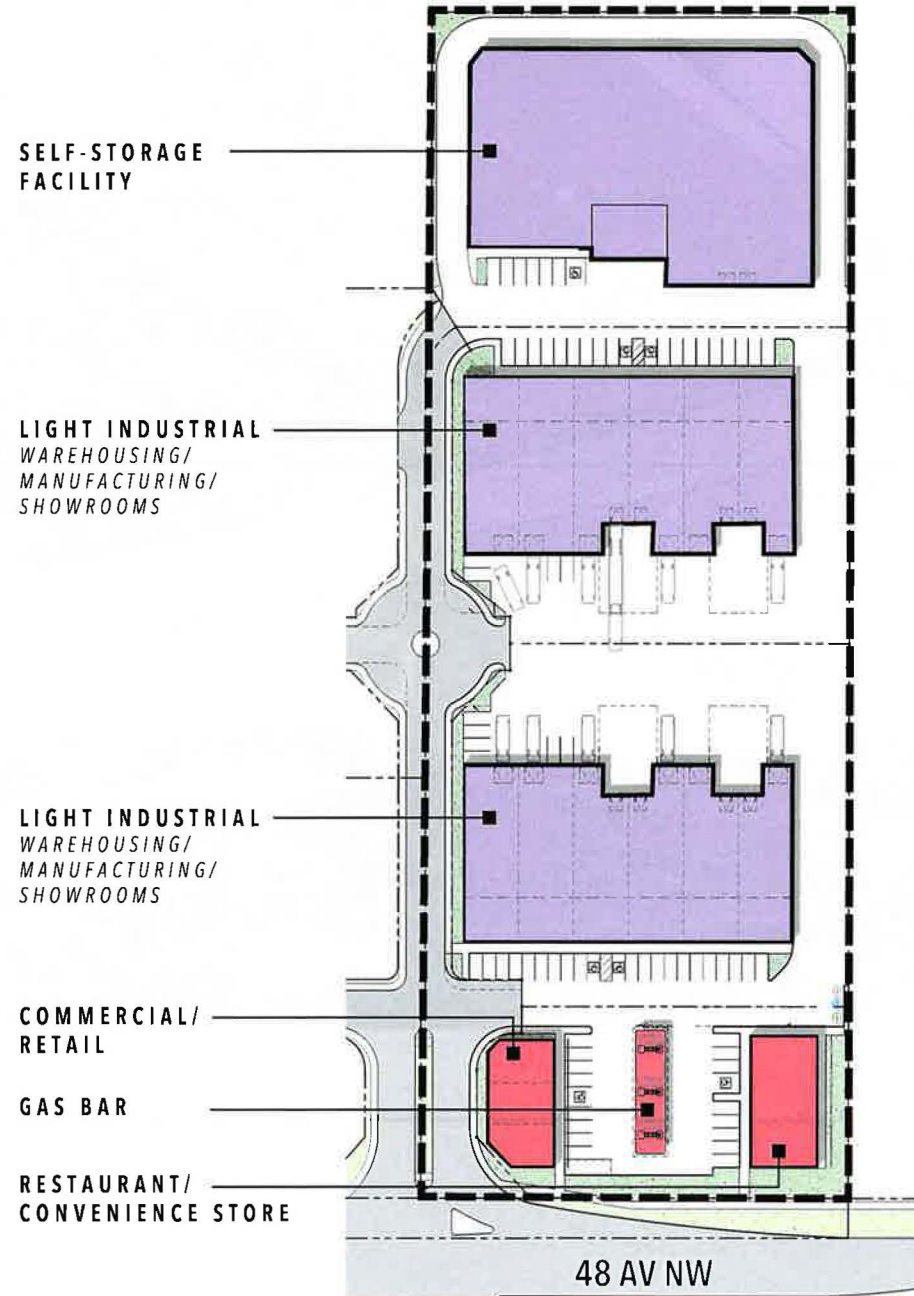
SITE AREA: 1.99 ha / 4.91 ac

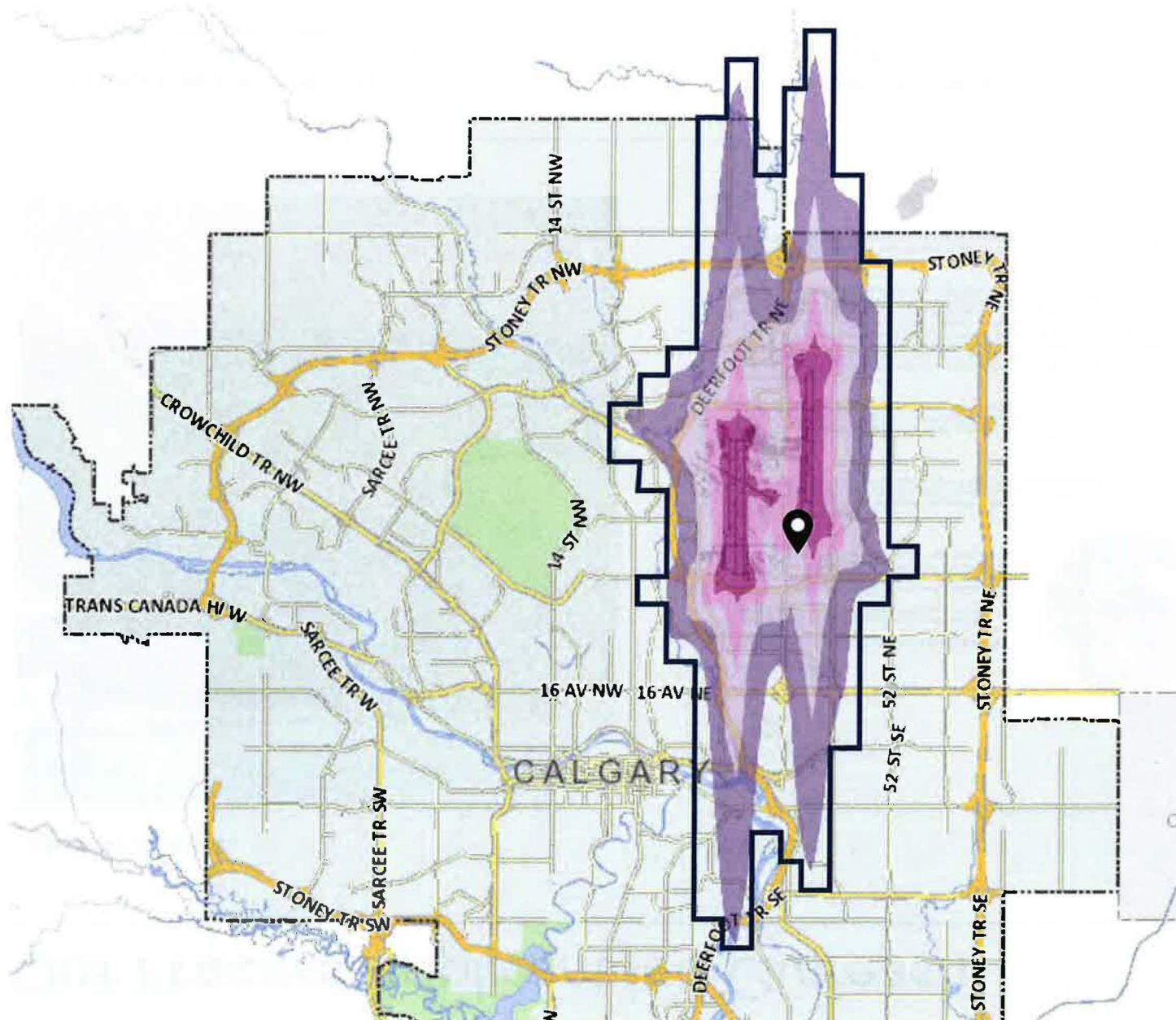
BUILDING HEIGHT: Up to 4 Storeys

PARKING: ±77 Commercial / Visitor Stalls

PROPOSED BUSINESSES:

- » Self Storage Facility (±4 Storeys)
- » Light Industrial Bays (±12)
- » Gas Bar
- » Commercial Retail Units (±3)
- » Restaurant / Convenience Store





NAV CANADA + CALGARY AIRPORT AUTHORITY

- » Circulated on LOC, no objection
- » Max building height 1121m above sea level (± 10 Storeys)
- » Further consideration through permitting and construction

AIRPORT VICINITY PROTECTION AREA:

30-35 Noise Exposure Contour

- ✘ Residences
- ✘ Schools
- ✘ Daycares
- ✘ Medical Care Facilities
- ✘ Outdoor exhibition and fairgrounds
- ✘ Outdoor spectator entertainment/sports facilities
- ✘ Campgrounds

Our Process Applicant-led Outreach

Large Format City Signage



Mailed Letters



Hello Neighbour

We are proposing a Land Use change at 2600 48 AV NE, Calgary AB

Current Land Use: C Cor3 District (Commercial Corridor 3 District)
Proposed Land Use: Direct Control District based on the I C District



Eagle Crest Construction is proposing a Land Use Redesignation (also known as rezoning) of their lands to support development in the near future. As part of the application process we are reaching out to neighbours and local area stakeholders to share details about the proposal and contact information for the project team.

About Eagle Crest Construction
Eagle Crest Construction is a Calgary based developer in which design, safety and craftsmanship are at the cornerstone of the decision making process. Eagle Crest Construction builds better by creating unique spaces with care and precision. Eagle Crest Construction's goal is to deliver well engineered construction projects that are both beautiful and functional.


Development vision
Broadly, future development will take cues from the neighbouring commercial and light industrial businesses. The development vision includes a small scale commercial/retail area and gas station along 48 AV NE, a four storey self storage building, and warehouse spaces that allow for light manufacturing, store fronts and showrooms.


Land Use Redesignation
A Land Use Redesignation Application has been submitted with the City of Calgary to change the Land Use District of this property to a Direct Control (DC) District to support the development vision. The site's current Commercial Corridor 3 (C-Cor3) District supports mid scale commercial businesses, with a maximum building height of 23m (16 storeys) and a maximum floor area ratio of 0.8. The proposed DC District is based closely on the Land Use Bylaw's Industrial Commercial (I C) District. The I C District allows for small scale commercial and light industrial businesses similar to those found within surrounding properties. The new DC District will follow all of the I C rules, while allowing for a maximum building height of 16m (14 storeys) and a maximum floor area ratio of 2.0. The Land Use Redesignation application progress can be tracked by visiting dmap.calgary.ca (file number LOC2021 0205).


Get in Touch
CivicWorks is supporting Eagle Crest Construction with the Land Use Redesignation application and outreach efforts. Should you have any questions or comments for the project team, please contact us at 587747.0317 or engage@civicworks.ca

Delivery Area



 **LARGE FORMAT CITY SIGNAGE**
Installed City notification signage on-site following application submission

 **PROJECT PHONE & EMAIL ADDRESS**
Direct contact with the project team throughout the application process

 **STAKEHOLDER LETTER**
Mailed to Ward Councillor & neighbours within ±200m of site.

 **WHAT WE HEARD SUMMARY**
Shared on the public record.

SITE PHOTOS



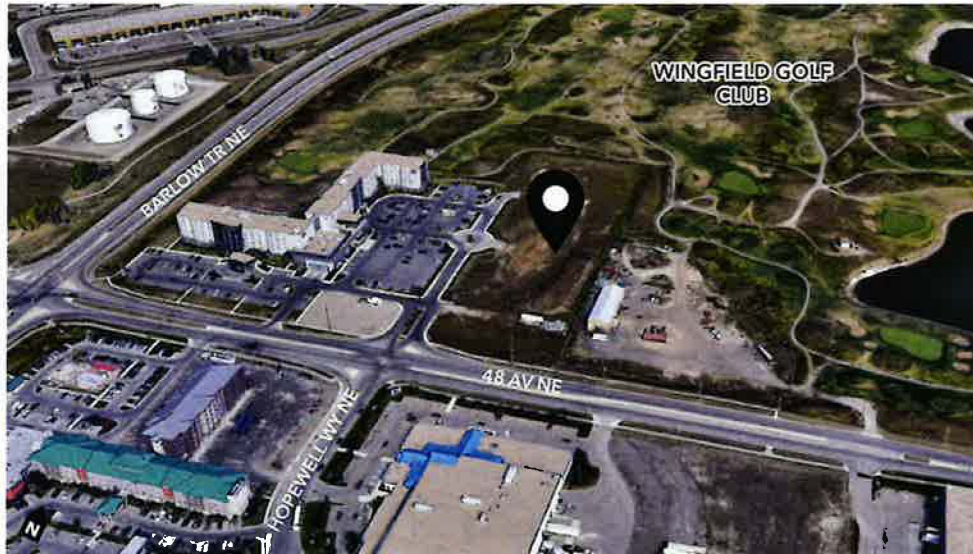
LOOKING NORTHWEST FROM 48 AV NE



SITE ENTRY FROM 48 AV NE



LOOKING SOUTHEAST FROM BARLOW TR NE



LOOKING NORTHWEST

JACKSONPORT POINT Eagle Crest Construction

3720 108 AV NE - STONEY 3
Complete/Under Construction 2019 - Ongoing

- » Direct Control based on I-B District
- » Small Scale Commercial
- » Light Industrial
- » Office

