

Applicant Submission

2023 October 2

Company Name (if applicable):

B&A Studios Inc

LOC Number (office use only):

LOC2023-0192

Applicant's Name:

Daniel MacGregor

Date:

September 8, 2023 (revised)

This Land Use Redesignation (LUR) application concerns a ~10ac parcel prominently located at 2222 - 16 Avenue NE, Calgary, northwest of the Barlow Trail / 16 Ave interchange but accessed from 18 Ave and 21 Street NE. The site has recently been purchased by new owners who wish to repurpose the building into a Supermarket within the site's existing ~90,000ft² building which is currently used as the Crossroads Furniture Mart. Development opportunities for the areas surrounding this building (currently surface parking) are anticipated at a later date.

The site is currently designated a Direct Control (DC) District 4Z96, which was approved in 1996 and has not been updated since, falling under the City's previous Land Use Bylaw (LUB) 2P80. As per 4Z96, a "grocery store" is allowable on the site but only up to a gross floor area of 465m² or 5,000ft². A larger supermarket-type food store (ie. greater than 5,000ft²), which is defined in 2P80 as a "retail food store," is not allowable by the site's current 4Z96 DC District. This was confirmed through the City of Calgary's Pre-Application Assessment PE2023-00740 on May 10, 2023, which also recommended pursuing a LUR for a Commercial - Corridor 3 (C-COR3) District which allows for "Supermarket" (along with a number of other uses) as a Permitted Use as per the City's current LUB 1P2007. However, C-COR3 limits the size of Supermarket to 3,600m² or 38,750ft² and the client currently wishes to have an ~80,000ft² operation.

Taking this into account and after substantial collaboration with the City of Calgary's Planning Department, we believe a Direct Control (DC) District would be the best land use to ensure the success of the proposed supermarket while also accommodating future anticipated retail / restaurant development. Considering that the City's Municipal Development Plan (MDP) officially designates the parcel for "Standard Industrial" purposes, and having conducted comparisons between C-COR3, C-R1, & C-C2, a new DC District based on Industrial - Commercial (I-C) was ultimately chosen in order to allow for the Supermarket (among other uses) while maintaining an industrial designation as required by the MDP / Administration.

Through our community outreach with both the Crossroads Community Association and the Renfrew Educational Services, it was established that this redevelopment will also provide access to groceries within the community - a vital amenity that was noted to be lacking within the area. This project will provide thoughtfully designed and much-needed grocery and future commercial potential for Crossroads and the surrounding region, including neighbourhoods south of 16 Avenue. The future developments will enhance the site, streetscapes, and surrounding area through various on and off-site improvements, including enhanced sidewalks, pedestrian crossings, a pedestrian-oriented plaza, patios, and enhanced landscaping throughout the site. Though designs are in the early stages, it is the owner's intention to create a welcoming and safe environment for all visitors to the site.

The redevelopment also aligns with MDP Section 4.1.2 "Retail Categories Policies." More specifically, the emphasis on redevelopment and improvements of existing retail areas within existing communities and neighbourhoods. Further, this redevelopment will provide much-needed food services and a better mix of uses in the area, while being conveniently located, safe, and accessible.

In closing, redesignating the site to this DC District will best ensure that the new supermarket succeeds and provides both future benefit and opportunity for the owner, surrounding community, and city. We look forward to continuing to work with the community and Administration, and for Calgary Planning Commission's and Council's support of this application to allow for a future exciting redevelopment of the site.