

December 5 Public Hearing LOC2023-0153, CPC2023-0970

DC to Revised DC: #1000-5000 2600 48 AV NE

CITY OF CALGARY
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ITEM: 7.2.23 CPC2023-0970
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CITY CLERK'S DEPARTMENT



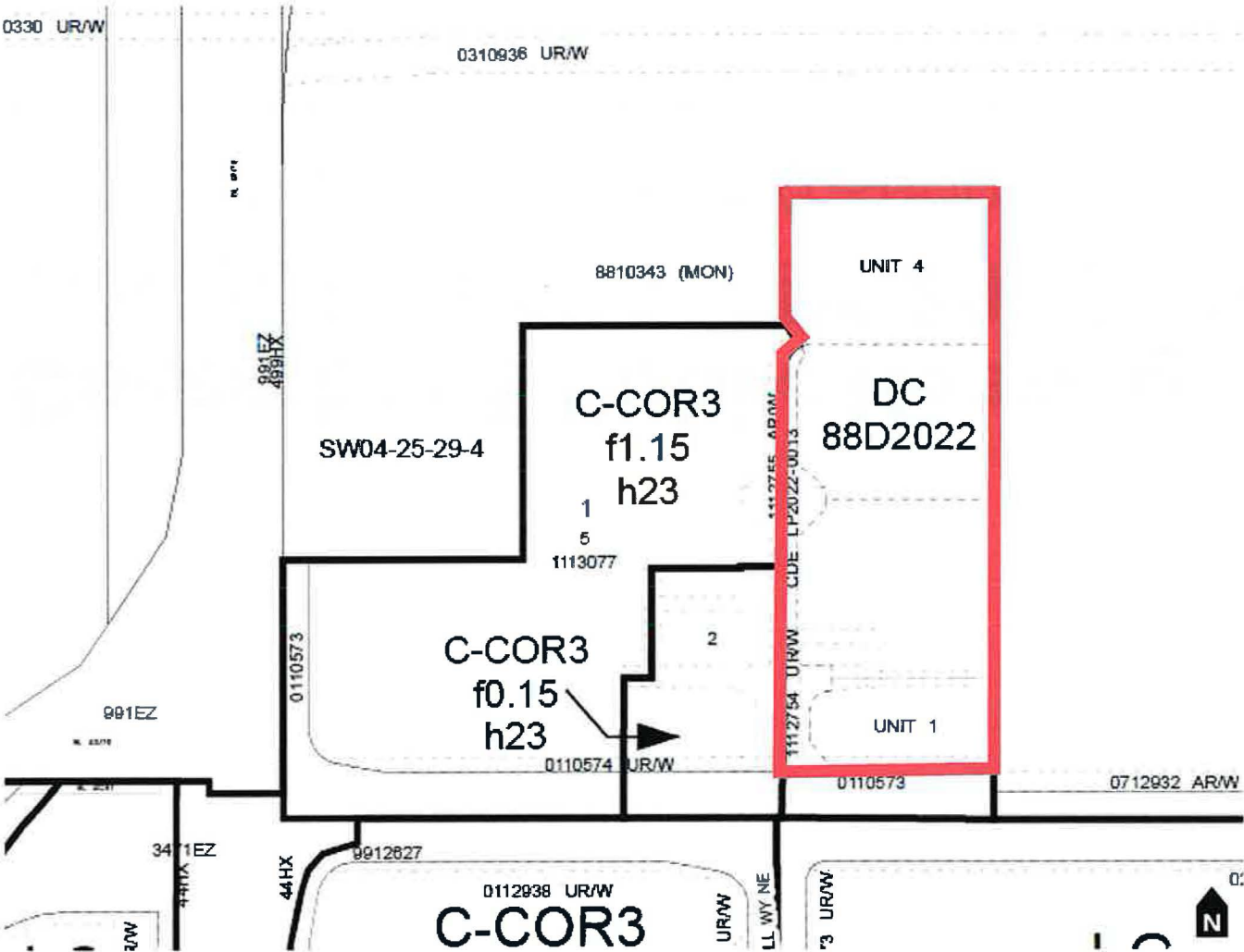
Revised Direct Control District

From DC (I-C Base) District:

Max. FAR: 2.0
Max. Building Height: 16m

To DC (I-C Base) District:

*Added Discretionary Use -
"Place of Worship - Small"*
Max. FAR: 2.0 (unchanged)
Max. Building Height: 16m (unchanged)

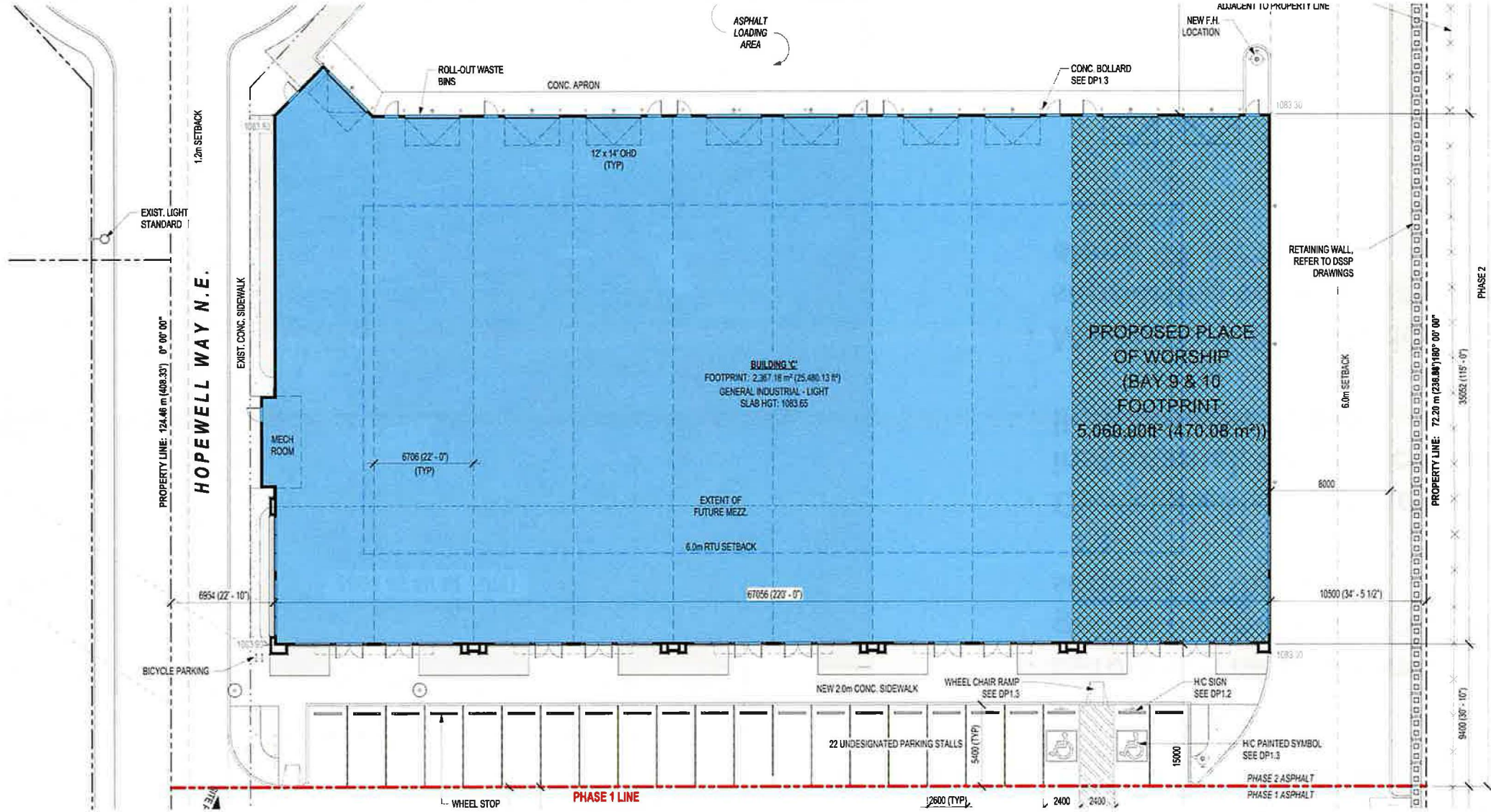


Why It Matters



- Introduces new community gathering spaces and youth services to the area.
- Compliments surrounding institutional, commercial and light industrial uses.
- Maintains primary industrial and supporting commercial functions along 48 AV NE.

Proposed Place of Worship



Applicant-Led Outreach

Letter to Neighbours



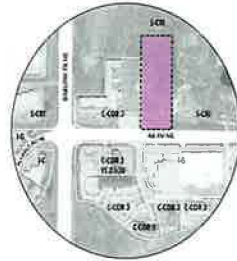
Hello Neighbour

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

Current Land Use: Direct Control (DC) District based on the Industrial-Commercial (I-C) District

Proposed Land Use: Direct Control (DC) District based on the I-C District, with minor updates to include "Place of Worship - Small" as an allowable use

We are proposing a minor change to the site's current Direct Control (DC) District zoning to allow a small church in one of the development's warehouse bays. As part of the application process, we are reaching out to neighbours and local decision-makers to share details about the proposal and contact information for the project team.



About Eagle Crest Construction

Eagle Crest Construction is a local, Calgary-based developer that constructs and manages residential and commercial real estate across the city. Their goal is to deliver high-quality projects that are both well-designed and functional. Eagle Crest's core value is that design, safety and craftsmanship are at the cornerstone of the decision-making process. As such, they remain committed to providing clear and transparent dialogue with neighbours throughout the application process.

Development Vision

We are in the process of developing this site to create a light-industrial and commercial centre to complement existing uses in the area. 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 supporting commercial, restaurant and retail businesses. A total of 77 parking stalls are proposed across the entire site.

Land Use Redesignation

To learn more about the proposal, or track the application process, please visit The City of Calgary's Development Map (www.dmap.calgary.ca), referencing City File Number LOC2023-0153.

Get in Touch

CivicWorks is supporting Eagle Crest Construction with the Land Use Redesignation application and community outreach efforts. Should you have any questions, comments or feedback for the project team, please contact us at 587.747.0317 or engage@civicworks.ca.

Outreach Summary



APPLICANT-LED OUTREACH SUMMARY

2600 48 AV NE
LOC2023-0153



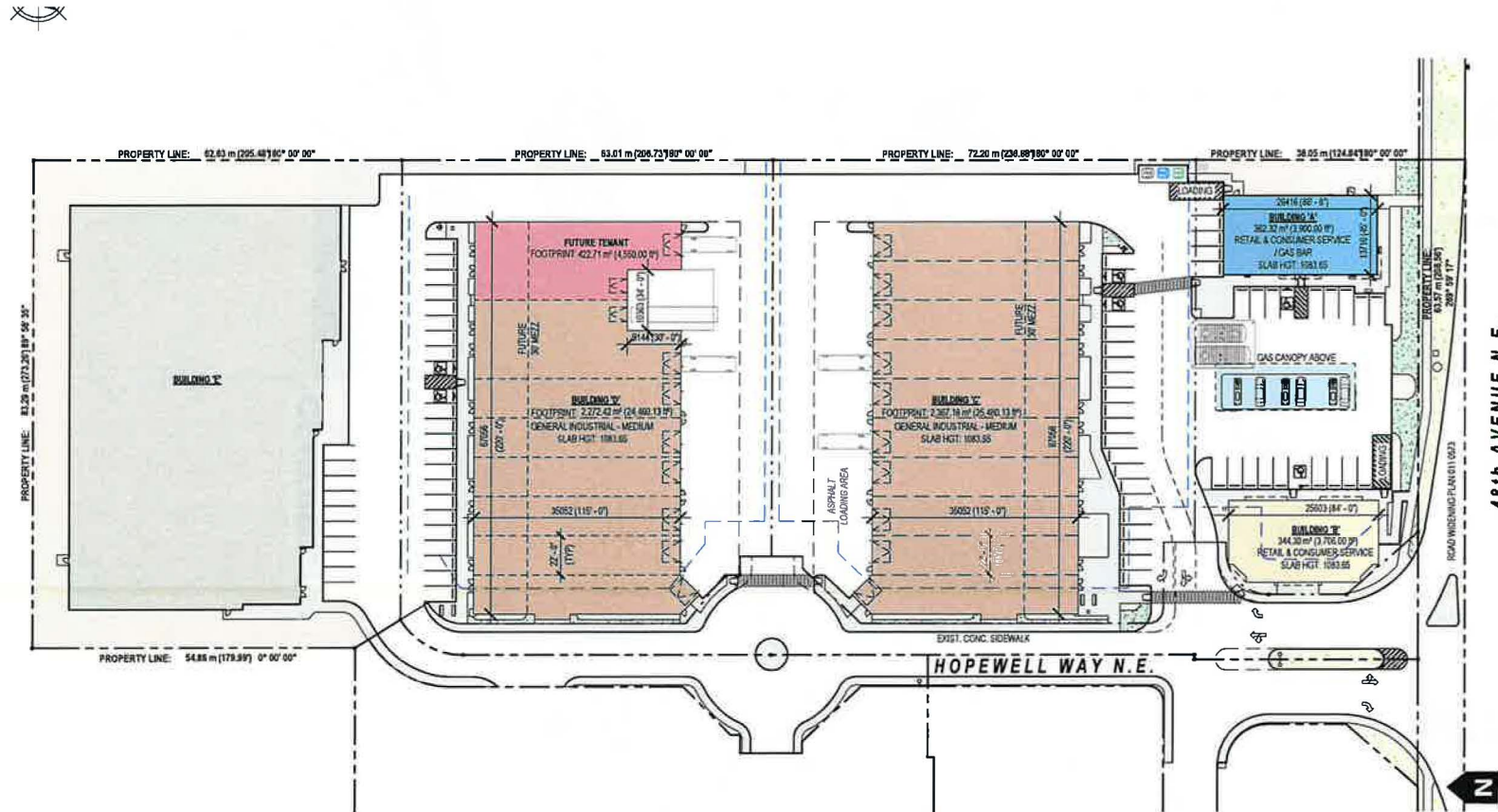
Issued:
2023.08.16

What We Heard

- On-Site Parking Capacity

Supplementary Information

Development Vision



5
Total Buildings



4
Development Phases



±78
Total Parking Stalls



±22
Parking Stalls (Phase 2)



2.0
Max. FAR



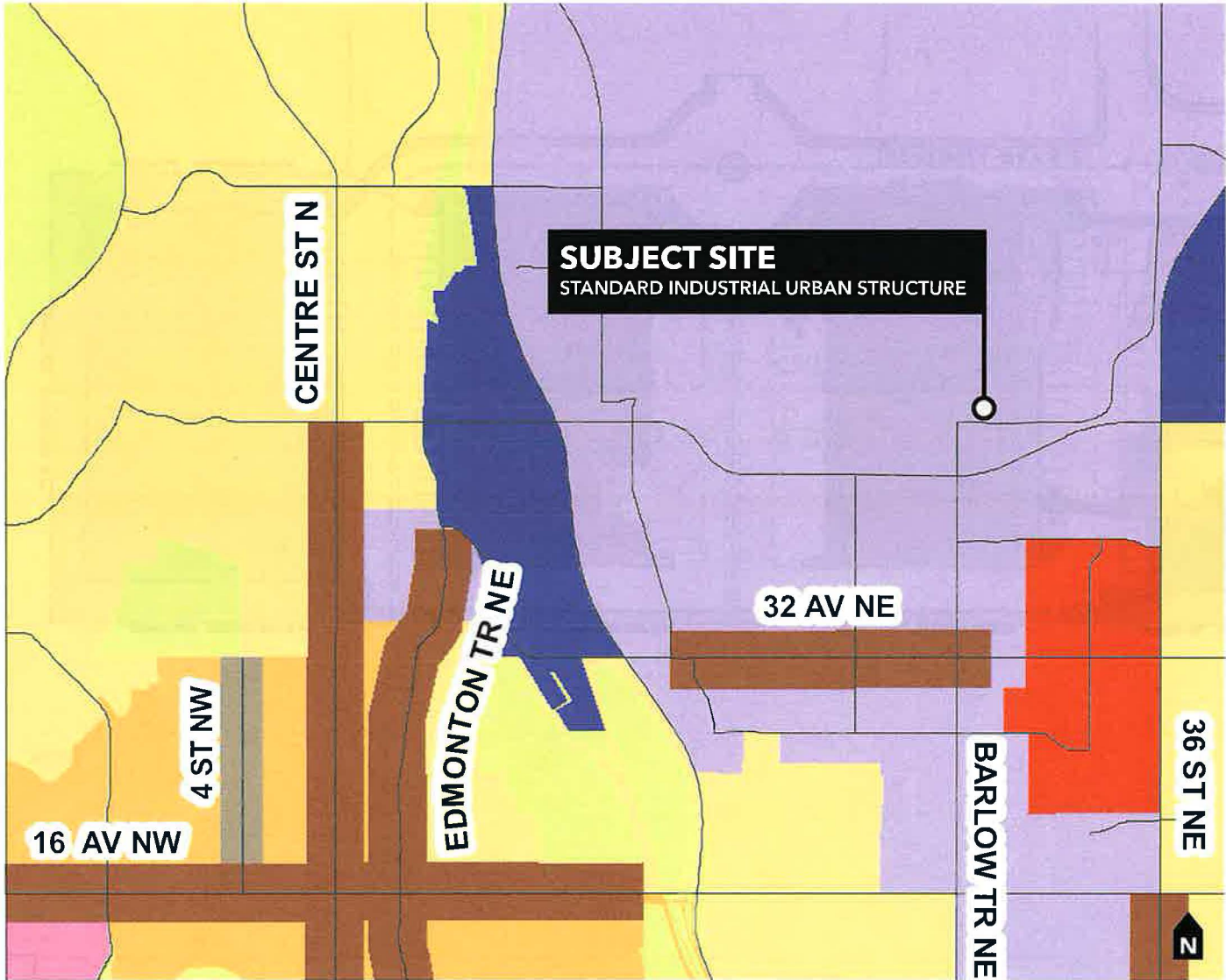
16m
Max. Building Height

Policy Context

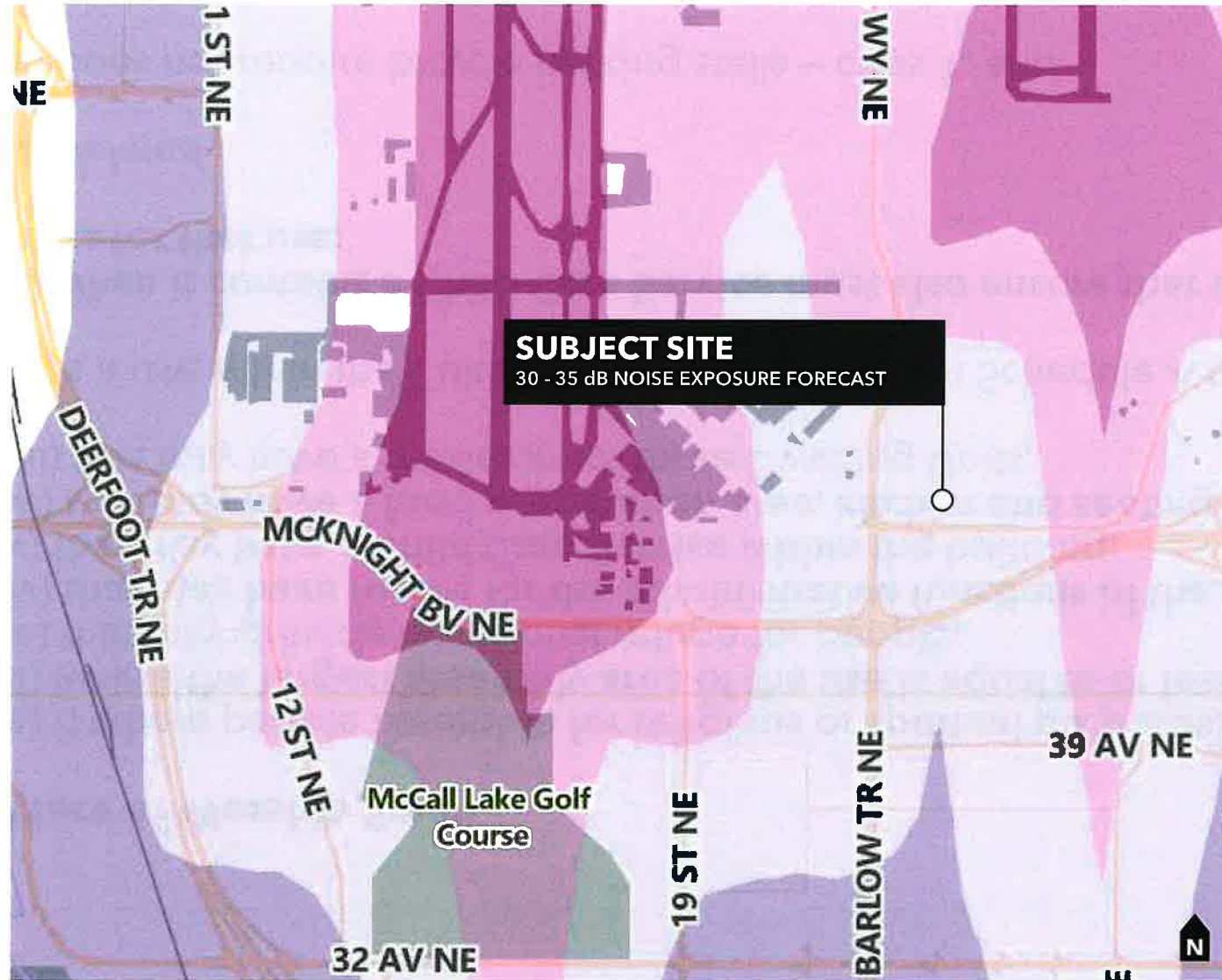
MDP Map 1: Urban Structure

Standard Industrial: Encourages a broad range of industrial and supporting commercial uses

- Major Activity Centre
- Community Activity Centre
- Urban Main Street
- Standard Industrial**
- Industrial - Employee Intensive
- Inner City
- Established
- Planning Greenfield with ASP
- Major Public Open Space
- Public Utility



AVPA Regulation



Airport Vicinity Protection Area (AVPA)

30-35 dB Noise Exposure Forecast (NEF) Contour: Limits maximum building height and sensitive uses

Proposed use does not qualify as a sensitive land use, or violate AVPA maximum building height requirements (± 1121.95 masl)

- 25 dB NEF Contour
- 30 dB NEF Contour
- 35 dB NEF Contour
- 40 dB NEF Contour

Place of Worship Small

- a) i) where people assemble for religious or spiritual purposes;
 - ii) where the largest assembly area of the use is equal to or less than 300.0 sq. metres;
 - iii) that may provide occasional refuge for people;
 - iv) that may have rooms for the administrative functions of the use;
 - v) that may have a Child Care Service within the building;
 - vi) that may have a food preparation area, kitchen and seating area available for the users of the use; and
 - vii) that may have a maximum of three Dwelling Units;
- b) is a use within the Culture and Leisure Group in Schedule A to this Bylaw.
- c) when it contains a Child Care Service must also ensure that the Child Care Service complies with the rules for that use;
- d) *deleted*
- e) does not require bicycle parking stalls – class 1; and
- f) requires a min. of 0.5 bicycle parking stalls – class 2 per 100.0 sq. metres of gross usable floor area.