

Applicant Submission



Applicant Submission

On behalf of Remington Development Corp., B&A has prepared this Land Use Redesignation and Area Structure Plan (ASP) amendment application for 7 hectares (17.28 acres) of land located within the Riverbend Community bordering the Quarry Park business district. These lands currently exist in a partially developed state, providing surface parking as an interim use. Previous approvals on the site envisioned suburban office park development as a continuation of the existing Quarry Crossing business park. Construction began but has since been stalled awaiting a future tenant. Since the time of the previous approval, several changes have occurred which have sparked a reimagining of the potential for these lands.

- The suburban office market has continued to decrease.
- The Green Line LRT development has begun, with a planned station less than 300m southeast of the site.
- Calgary has seen record-breaking interprovincial migration and low housing inventory.

For these reasons, this Land Use Redesignation application proposes to replace the existing Direct Control (DC) Districts (DC2012D15 and 42Z92) and revise the Barlow ASP to accommodate residential multi-family development. The current ASP policy does not recognize the implications of an LRT Station being located within walking distance of the site and the introduction of transit-supportive land uses per the Municipal Development Plan.

The Land Use Redesignation application proposes a DC district based on the Multi-Residential High Density Medium Rise (M-H2) district to accommodate the proposed development. In keeping with the intent of the existing district (DC2012D15), the proposed DC includes the following key change:

- Delineation of three 'Sub-Areas' to assign different height maximums, maintaining low heights in proximity to the existing residential development of Riverbend, and increasing gradually towards 24 Street SE.

We look forward to administrative and Council support for this application that responds to the existing conditions of the local context and supports broad City initiatives.