

REMINGTON DEVELOPMENT CORP.

The Palisades at Quarry Park

LOC2023-0379

CPC2024-0392



Community Context



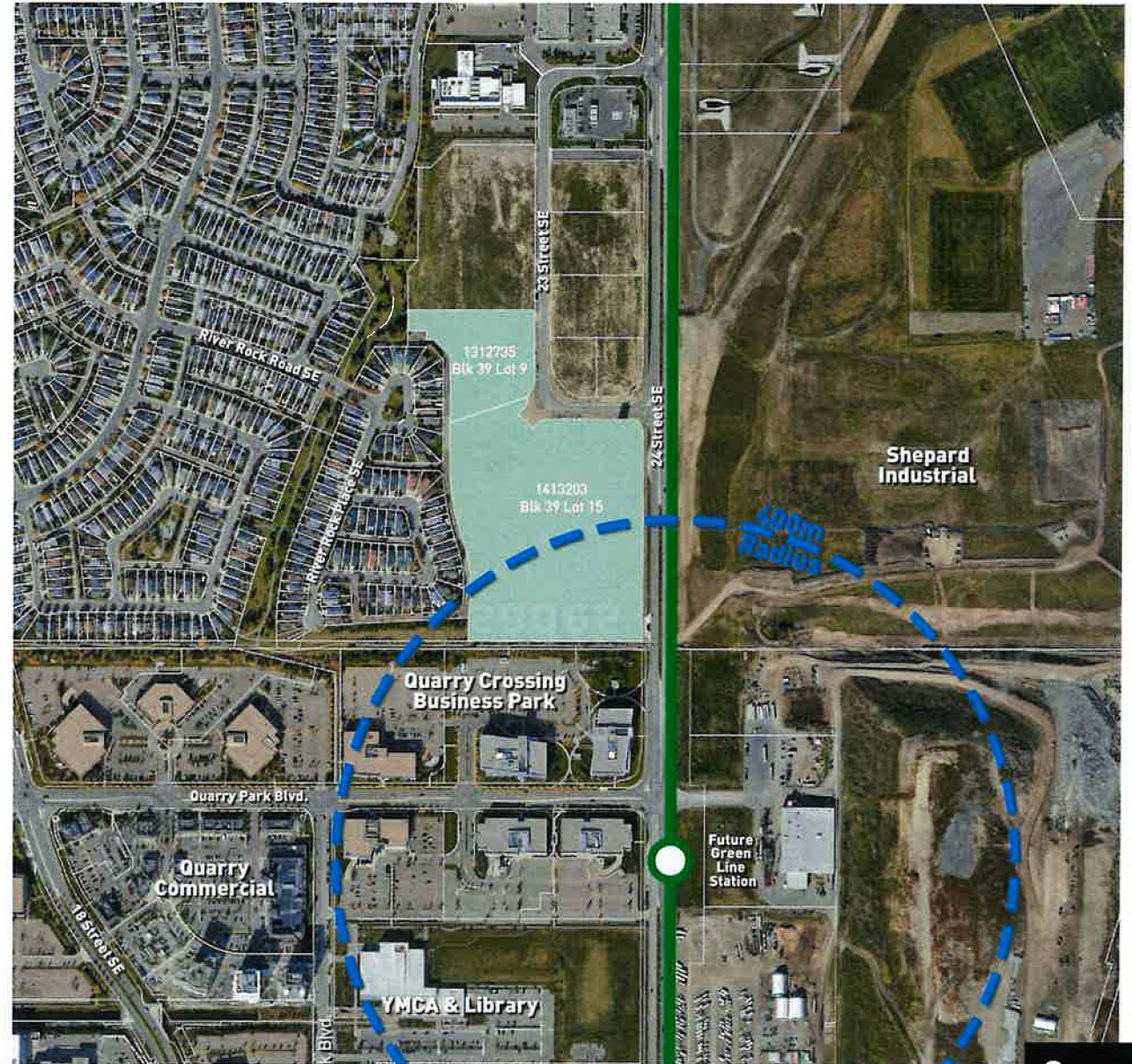
Riverbend



Quarry Crossing

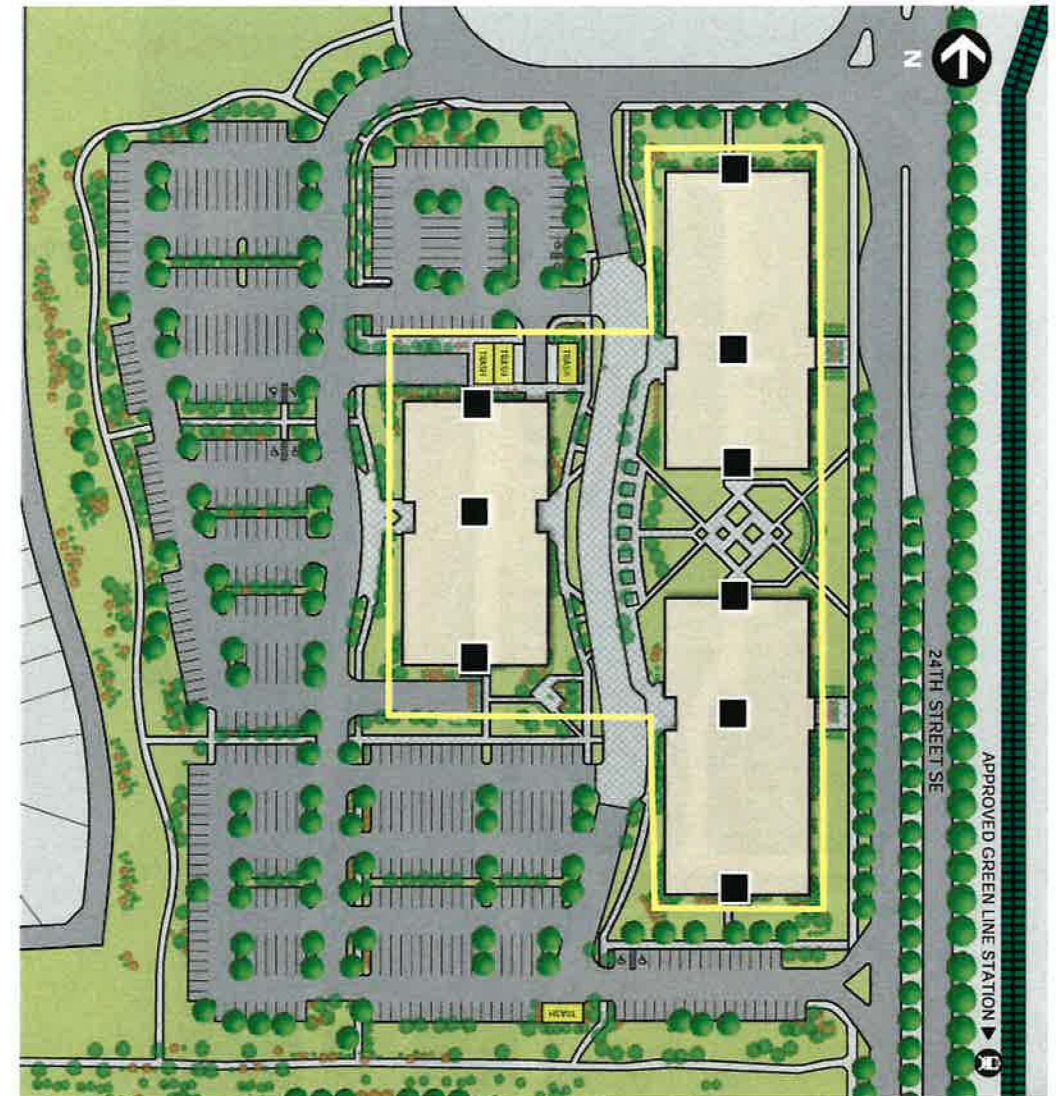


24 Street SE



Site Context – Approved DP

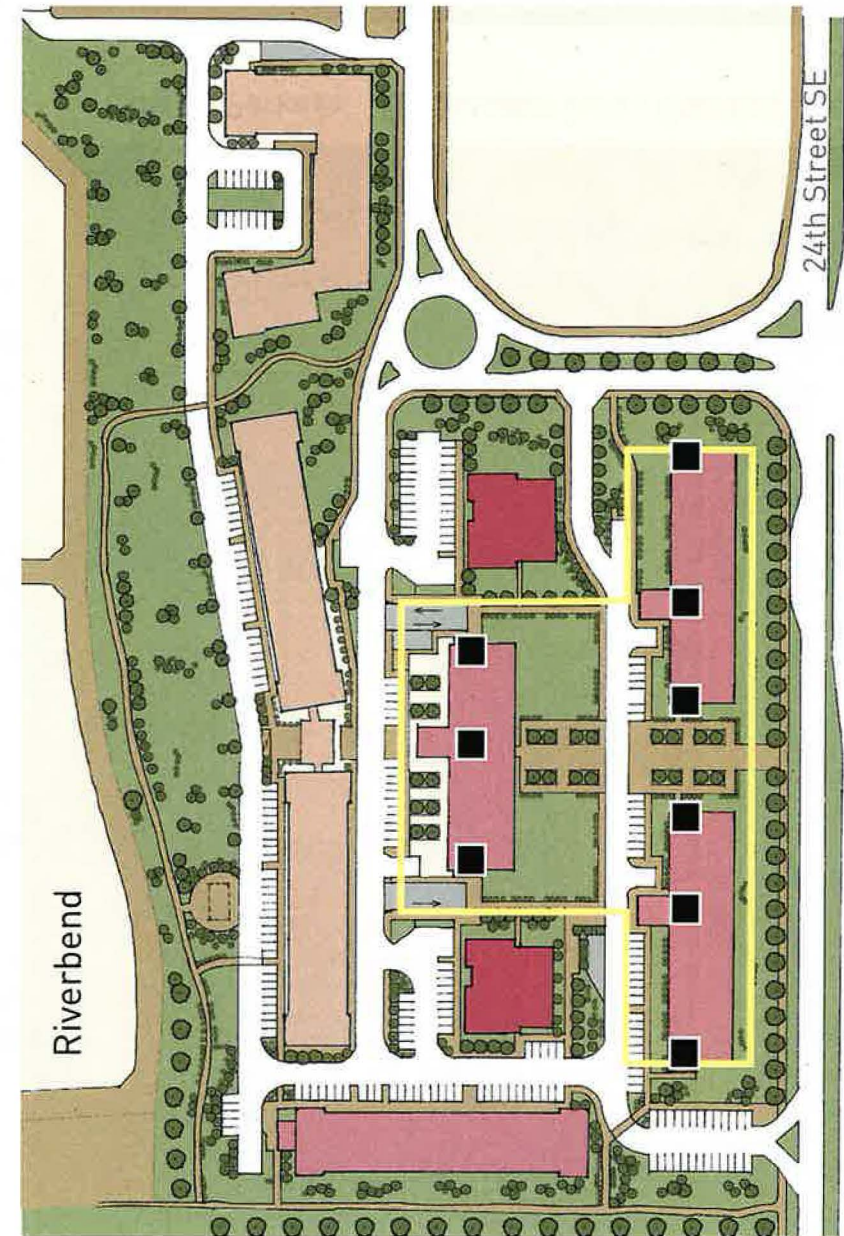
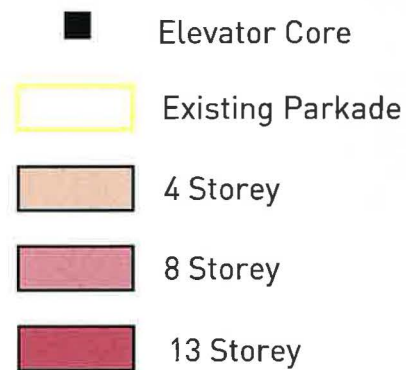
- Approved in 2015 as Office
- Three Buildings up to 5 storeys in height
- 511,950 square feet of rentable office space
- ±1,526 parking stalls
- 3 levels underground parking
- Landscape edge approved adjacent to existing community



 Existing Parkade  Elevator Core / Stairwell Location

Proposed Concept Plan

- Utilizes existing under-utilized infrastructure/elevator cores and parking structure
- Aligns with intent of existing DC with gradient height
- Up to 1400 anticipated units
- 1.43 anticipated overall FAR
- 1,062 anticipated parking stalls utilizing existing underground infrastructure
- Compliments adjacent residential uses
- Diversity of product offering including 4-storey Apartments, 8-storey Apartments and two 13-storey Towers.
- Aligns with the City's TOD intentions of having increased density and housing near future Green Line Stations



Approved Land Uses

- DC15D2012 and DC42Z92
- Approved in 2012 and 1992
- Based on the I-B, Industrial-Business District and C-2, General Commercial
- Defining elements of the DC (2012) included a strict FAR maximum and building height regulations specifically to create a gradient of density adjacent to existing residential

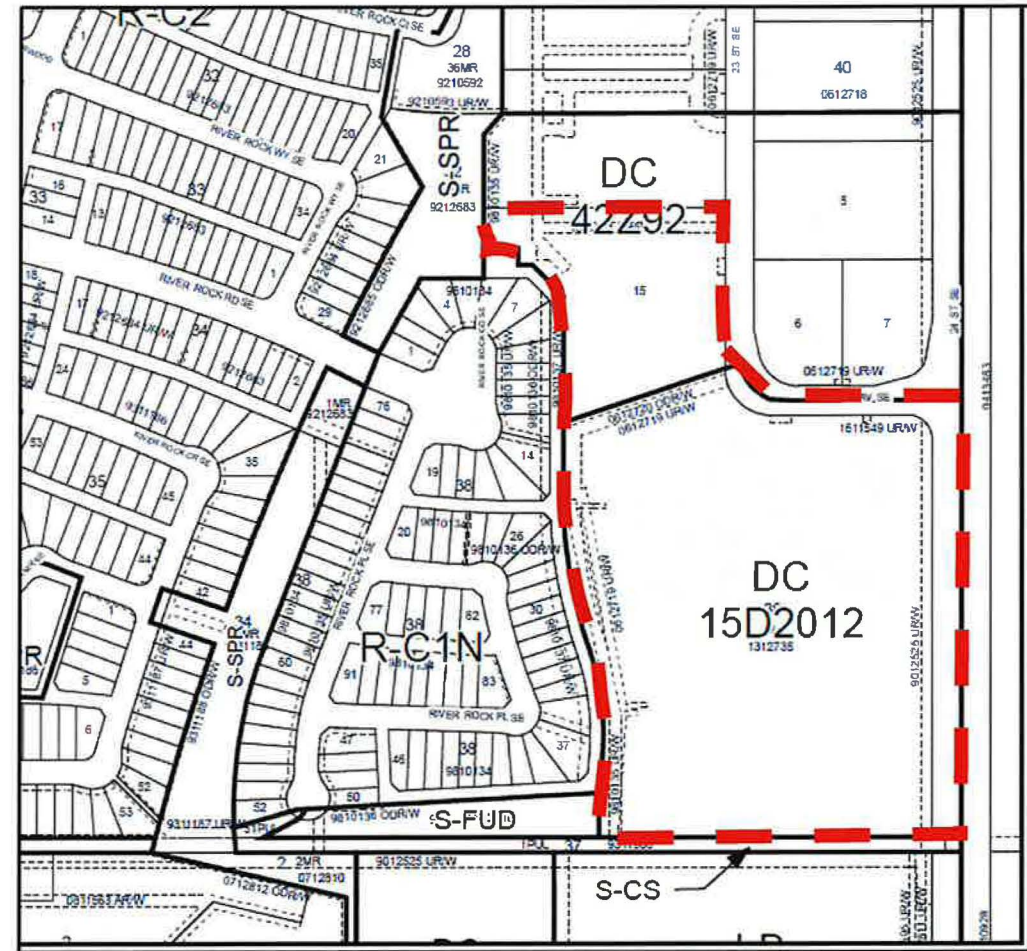
Floor Area Ratio

7 The maximum **floor area ratio** is 1.0.

Building Height

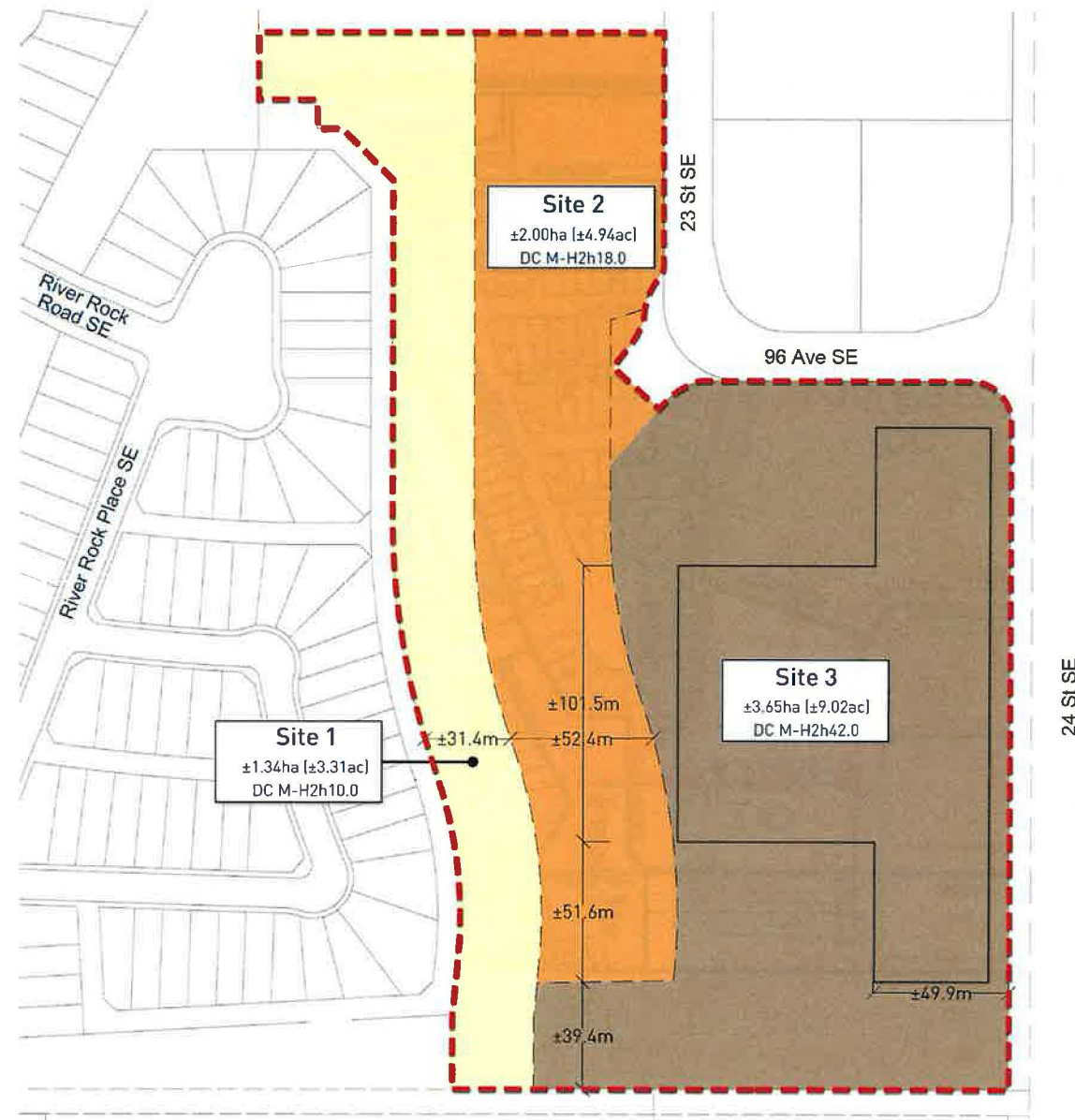
8 The maximum **building height** is:

- 10.0 metres within or equal to 50.0 metres of a parcel designated as *low density residential*.
- 16.0 metres between 50.0 metres and 100.0 metres of a parcel designated as *low density residential*, and
- 24.0 metres in all other cases.



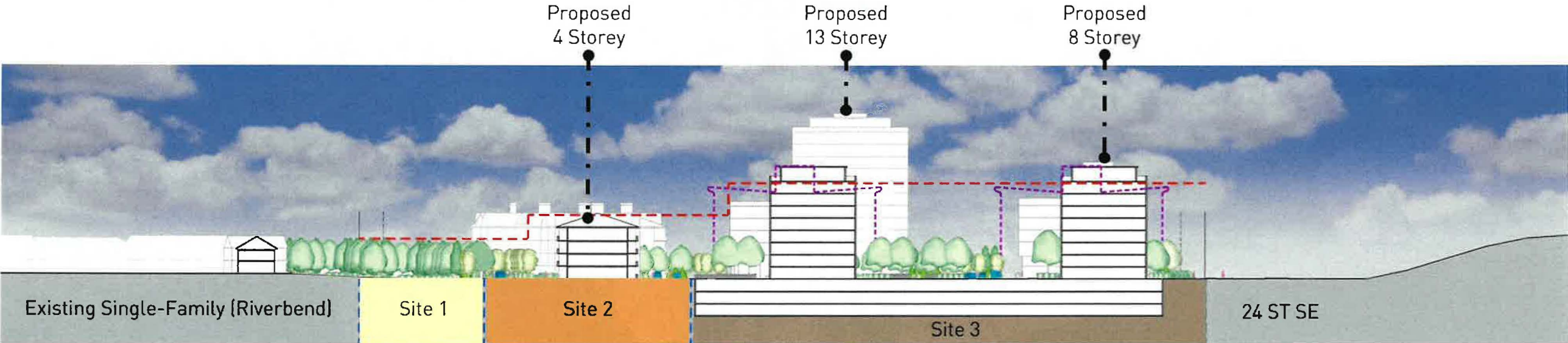
Proposed Land Use

- Three DC Sites
- Site 1 allows heights up to 10.0m
- Site 2 allows heights up to 18.0m
- Site 3 allows heights up to 42.0m
- FAR is to be calculated on the full site area
- Based on Land Use Bylaw district M-H2 (Multi-Residential – High Density, Medium Rise)



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: 7.2.41 CPC2024-039a
Distrib-Presentation 2
CITY CLERK'S DEPARTMENT

Site Section



- - - Allowable Heights - Approved DC
- - - Proposed Built Form - Approved DP



Site Isometric

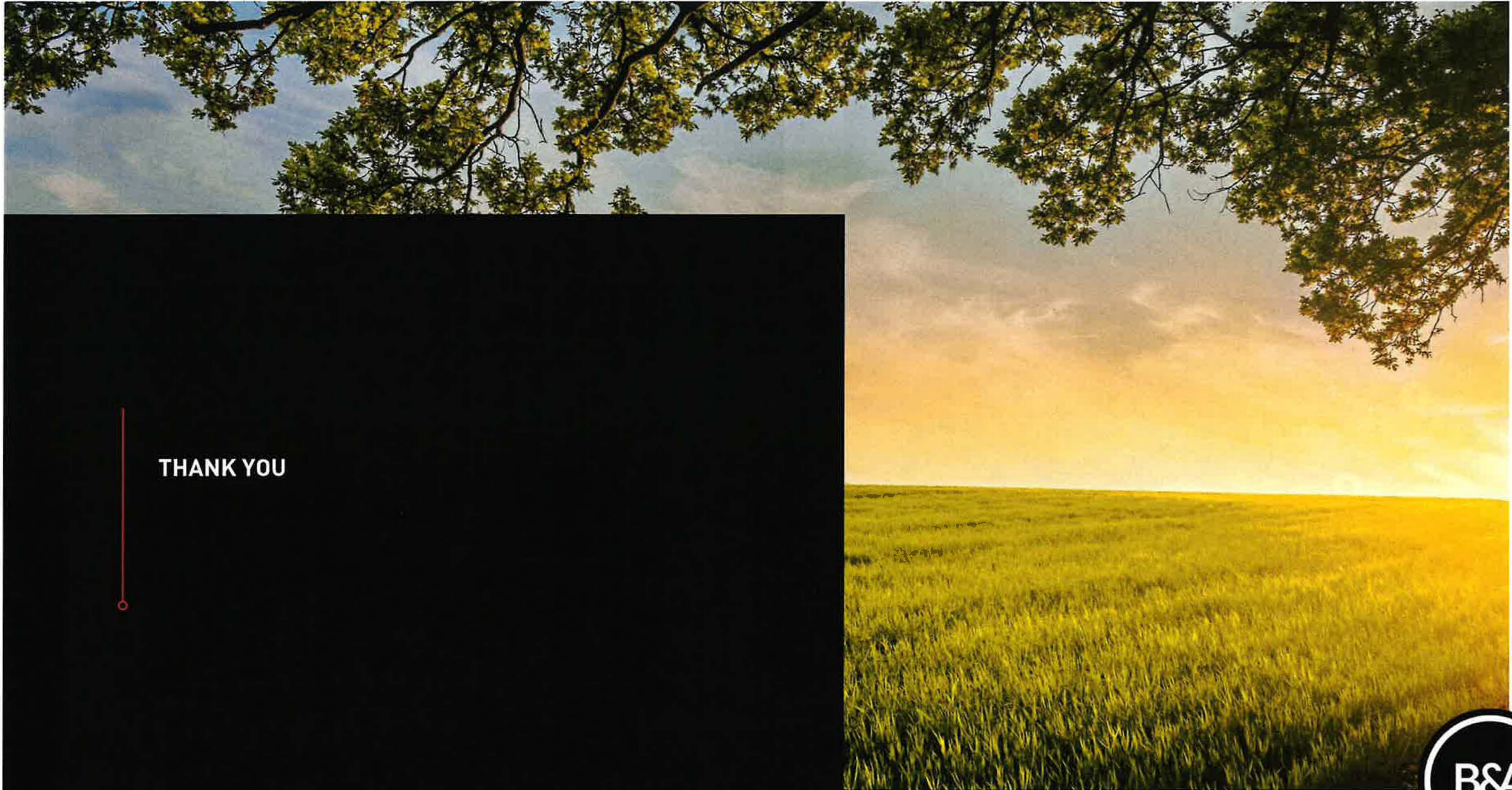


Site Perspective – Looking South



Site Perspective – Looking North

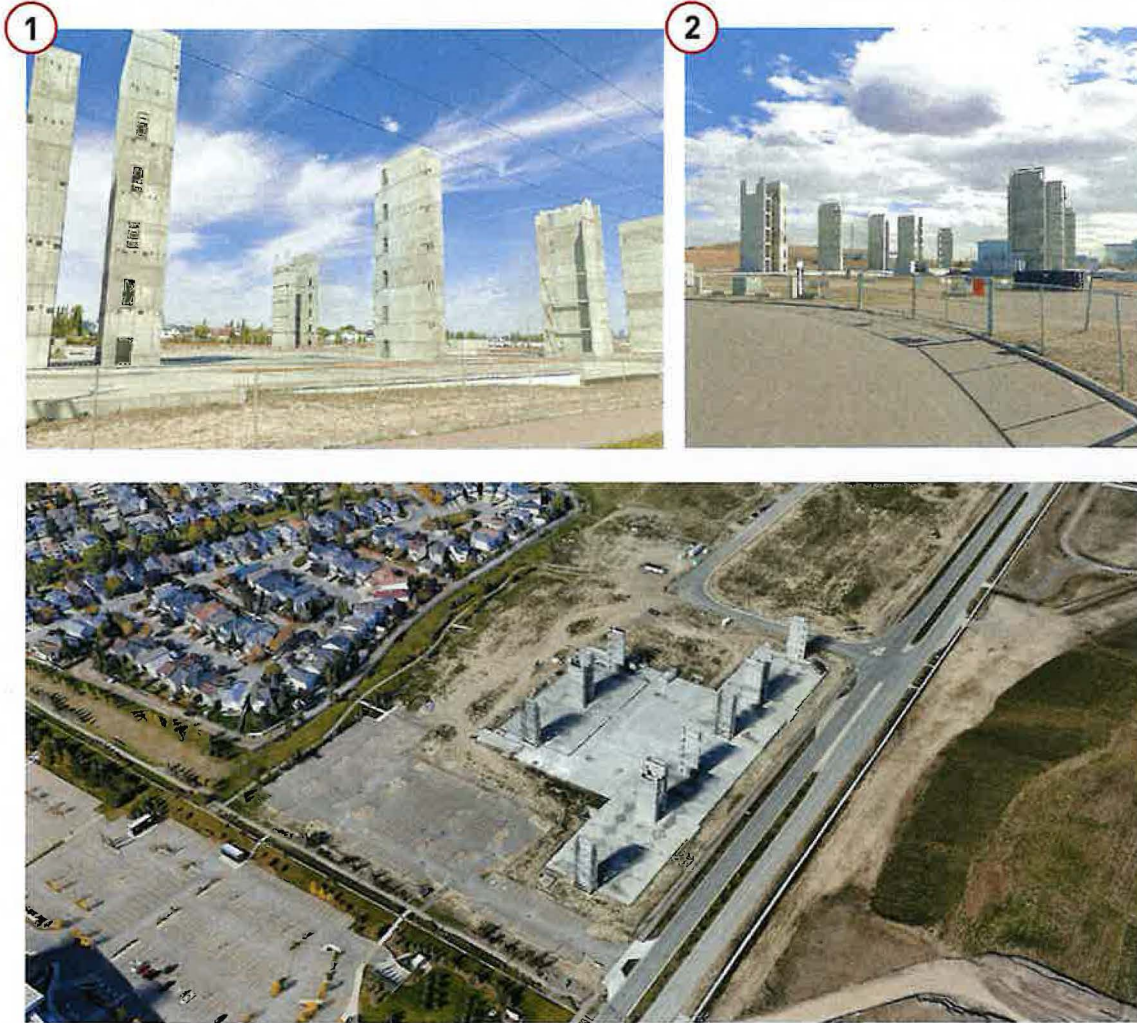




THANK YOU



Site Context – Current Conditions



Precedent Imagery



Site Context – Policy

- High Standard Light Industrial Area in the ASP
- Located within 400 m of the Future Quarry Green Line LRT Station



★ Subject Site

