

Applicant Submission



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October 28, 2025

RE: 10411 15 STREET SE LAND USE AMENDMENT

APPLICATION OVERVIEW

On behalf of Remington Development Corporation (Remington), B&A is pleased to submit this application for a Land Use Redesignation at 10411 15 Street SE (legally described as Plan 1711612, Block 2, Lot 1). This application is intended to redesignate the site from Special Purpose, Urban Nature (S-UN) to a Direct Control (DC) District based off the Special Purpose, Future Urban Development (S-FUD) land use. This land use amendment is being undertaken to facilitate the development of an interim Storage Yard facility. A pre-application assessment was received for this site under PE2025-00954.

The site was acquired by Remington in 2016 from the City following closure of the driving range. This site was sold to Remington with the long-term intention of developing a comprehensively planned mixed-use area. Remington previously brought forward the concept for Quarry Landing to the City in 2021 through a Pre-Application Enquiry. The City completed an initial review on the concept regarding a large-scale urban development on the subject site, including the lands directly south that hold the S-FUD designation. Since that time, the Province has expropriated portions of the south lands required for the Deerfoot Trail improvements and as a result, Remington's previous concept plans for the area need to be reconsidered. This application is a response to previous discussion and the desire to utilize the lands, on a temporary basis, prior to submitting comprehensive future Land Use and Outline Plan applications. A Development Permit for Temporary Use: Storage Yard will accompany this application.

SITE CONTEXT

The subject site is nestled between the Bow River and Deerfoot Trail, immediately SW of Sue Higgins Park, and in proximity to the Anderson Road and Bow Bottom Trail interchange. The site is undeveloped and is accessed via the Southland Dr/Deerfoot Tr off-ramp to 15 Street SE. The subject site is within the Heritage Communities Local Area

Plan (LAP) and is identified as part of a Comprehensive Planning Site. The site is not within an urban form category, therefore there are no policies associated to direct land use and built form outcomes. Comprehensive Planning Sites are envisioned to develop over time and are expected to integrate with the surrounding community. The proposed DC based off S-FUD is a compatible district for sites where no urban form has been assigned.

Through the pre-application/analysis process, it was identified that the site contains areas within a Flood Fringe and High Hazard Flood Fringe overlay per the updated (May 2025) Calgary Flood Hazard Area map. Additionally, it was determined that there may be wetlands present on site. A Biophysical Impact Assessment and Wetland Functional Assessment was prepared in 2014 to support a potential Outline Plan and Land Use application – the subject site was part of the study area. Through desktop analysis and field verification, there were not wetlands identified on the 10411 15 Street SE lands. It is understood that this is an outdated report, and new policies for wetland assessments were released in 2015. A professional biologist was engaged in October 2025, and it was determined that there is evidence of historical wetland conditions on site, however these conditions have been filled in with fill and the site was compacted while under City ownership. Following discussion with Parks, an Environmental Desktop Review/Memo for site conditions will support this application as the site does not contain Environmental Reserve qualifying features. The Memo will be submitting prior to circulation.

BYLAW REVIEW

The current designation of S-UN is not supportive of storage uses as it is intended to preserve lands for ecological and/or recreational purposes. Surrounding land uses include S-UN to the Northeast (Sue Higgins Park) and S-FUD to the south to accommodate a general industrial use.

Benefits of the proposed Direct Control District (S-FUD)

- Efficient interim land use: Activates underutilized lands while awaiting development readiness.
- Low servicing demand: Outdoor/interim storage facilities require minimal infrastructure and can operate without permanent water or sanitary connections.
- Minimal upfront investment: Site improvements can be temporary, such as gravel surfacing and permeable fencing.
- Flexibility to revert: The site can be readily reclaimed and regraded for future development when servicing and supported policy direction becomes available.
- Security and monitoring: A managed equipment storage use increases passive surveillance and reduces the potential for illegal dumping or trespassing on highly visible land.

SUMMARY

This application enables Remington to utilize the lands on an interim basis for equipment storage under the Storage Yard use in advance of urban development. The site is easily accessed via a Level 1 Highway and has sat vacant since the decommissioning of the driving range. Remington aims to reactivate the site while balancing the limited servicing connection capabilities and environmental considerations. Please feel free to contact me with any questions or comments.

Sincerely,



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