

Applicant's Submission

Seika Architecture Ltd

Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

LOC 2017-0193
App. Sub.

Land use Re-designation site at 9020 36Street N.E. Calgary.

Existing land use designation- Future Urban Development (S-FUD)

July 5th 2017

Proposed land use designation- Commercial Corridor 2- C-COR2

Site context based on land use designation.

The area adjacent and close to the subject site consists of lands that are zoned commercial.

Site Context-

The total land area is 4 acres. The north and south side of the land faces future commercial development lands. East side of the land faces pond. The west side of the land faces city of Calgary airport land. 36 street nNE designated as future four lane collectors, offering special exposure to the commercial lands proposed in this Land Use.

Site Layout

The proposed development will include commercial & office. Majority of the buildings have a commercial area for the podium level and office floors above.

Site Access & Traffic

The site access will be on 36 street N.E..

Market study

The market study conducted by Colliers confirms a strong need for commercial space as proposed. This is further enforced by the strong interest through formal reservation for commercial and office space in this development.


Parking

The parking planned is surface parking for commercial & office uses.

Site servicing for utilities

Water, sanitary and sewer services are available and can accommodate the potential development without the need for off-site improvements at this time.

Regards



Ajith Karunasena

Architect AAA, and Urban Designer

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