

Applicant's Submission

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The City of Calgary
Development and Building Approvals
800 Macleod Trail SE
Calgary, AB T2P 2M5

To Whom It May Concern:

Land Use Redesignation: 9515 and 9527 Horton Road SW

The purpose of this Land Use Redesignation application is to change the Land Use at 9515 and 9527 Horton Road SW (the 'Site') from I-G Industrial – General district to I-C Industrial – Commercial district. We are requesting this Land Use redesignation to allow planned future development on the site with a higher and better use than the I-G land use will allow. Presently the Site is vacant and primarily used for Surface Parking.

The intent for the Site is to develop a 2-3 storey office building and new light industrial and support commercial uses with associated parking. The I-C land use has an allowable FAR of 1 and a height of 12m which will result in a 2-3 storey building with up to 136,000 sq.ft. on the 3.14 acre site.

The Site is located between the communities of Fairview and Acadia to the east and Haysboro to the west, in the interface between the "Residential-Established" and Macleod Trail "Urban Main Street" policy areas of the Municipal Development Plan. The Site is also located on the west edge of the Macleod Trail SE 'Main Streets' study area which runs from Glenmore Trail to Southland Drive SE. Development opportunities for the Site under the proposed I-C district – as opposed to the existing I-G district – have the potential to increase the employment base in the community, provide additional local services, and provide a more appropriate transition between the residential character to the west and predominantly commercial character of the Macleod Trail Urban Main Street zone.

The MDP supports redevelopment in Standard Industrial areas given their proximity to existing communities and the Primary Transit network. (MDP 3.7.1) The Site is located between the neighbourhood of Haysboro and the retail section of Macleod Trail which forms part of the Main Streets study area; large multi-family residential developments can be found at Macleod Trail and Heritage Drive and Southland Drive. Transit stations are also located at Heritage Drive and Southland Drive; the Site is approximately 800m from each station, which places the Site outside the Southland and Heritage station planning areas/ TOD policy guideline areas.

Several sites along Horton Road within 100m to 300m of the Site have been redesignated to C-COR3. The C-COR3 site to the north of the subject Site has an FAR of 1 and a Maximum Building Height of 16m; the C-COR3 site to the east of the Site has an FAR of 1 and a Maximum Building Height of 12m; the C-COR3 site due south of the Site has an FAR of 3 and a Maximum Building Height of 46m. The Land Use districts on the west side of Macleod Trail are transitioning from Industrial General towards more Commercial uses as evidenced by the C-COR3 uses along Horton Road.

Horton Road currently supports several retail and residential developments between Heritage Drive and Southland Drive. Green space runs between the LRT and CPR tracks on the west side of Horton Road and a sidewalk exists along the eastern side of the road. Residents and employees are the predominant users of Horton Road as there are very few industrial uses on the west side of Macleod Trail

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The IC land use will allow for a greater ability to provide employment on the site in the form of office and commercial / quasi-commercial uses. Proximity to multi-family residential and transit may encourage increased pedestrian movement along Horton Road to and from the Site.

We encourage your support for this Land Use Redesignation; the location of the site is suitable for redevelopment and is supported by the MDP and Main Streets policies.

If you have any questions, please feel free to call me at 403-685-8606.

Yours truly,
Riddell Kurczaba
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Erin Shilliday, AAA
Architect