

Updated Applicant's Submission

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Lisette Burga Gherzi
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Dear Lisette:

Land Use Redesignation: 9515 and 9527 Horton Road SW - REVISED LETTER

The original intent of this Land Use Redesignation (LUR) application was 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. Following the direction of Council at the Public Hearing on September 10 a meeting was held on October 10, 2018 between the Ward Councillors' office, members of the Haysboro Community Association Planning Committee and Executive, and representatives of City of Calgary Planning & Development to discuss Haysboro's response to the application. We note that we had previously met with representatives of the Haysboro CA to discuss the application on May 30, 2018 and had covered many of the items contained in the earlier CA letter of May 2 in the report to Council. The October 10 meeting was – in our opinion – a very productive and thoughtful continuation of that earlier discussion in May, at which we had initially learned that Haysboro and adjacent communities between Anderson and Heritage were working on much larger plans to improve connectivity between and within their neighborhoods. We had also learned that Horton Road had been the subject of some very creative conceptual planning exercises undertaken by the U of C's Environmental Design second year studio class.

At the original May 30 meeting discussion centered around the re-imagining of Horton Road as a corridor that could function as a connecting spine between Heritage and Southland Drives, and facilitate new east-west connections from Haysboro and other communities west of Horton Road to the Macleod Trail main street corridor. In that future-state context the subject site was – and is – viewed by the Haysboro CA as well-suited for commercial uses that could support this larger vision. At the October 10 meeting the discussion sought to resolve and balance that future vision with the shorter term realities of enabling productive uses for the site that would allow the owner to successfully operate the property in the interim, yet maintain the future potential of the site. At that meeting City of Calgary Planning & Development also shared news of a forthcoming District Plan which would incorporate this area and provide further opportunity for City-led planning and dialogue, which we view as positive. We feel that the two meetings collectively have taken the conversation to a point where there is some agreement that from a *land use* perspective the originally proposed I-C district could accommodate many of the commercial uses envisioned by the CA for the site, and that details of site layout and urban design moves at the development stage would be the key to addressing how future development could relate to the Horton Road street condition.

We continue to believe that I-C land use allows for the types of commercial uses that could support the long term community vision for the area, but can also support the core employment-based light industrial uses that PBA has developed, owned and managed in Calgary for more than 50 years as their core business.

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We are requesting this LUR to allow planned future development on the site with a higher and better use than the existing I-G land use will permit while providing improved potential for a mix of employment-based and other commercial uses on the site in the form of office, light industrial and commercial / quasi-commercial uses that are in keeping with PBA's long-standing model of ownership while responding to the longer-term improvement of Horton Road.

We wish to thank the Haysboro CA, Councillor Farkas's office and Planning & Development for contributing the time and effort to work through this discussion, and respectfully encourage Council's support for this Land Use Redesignation.

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

Yours truly,
Riddell Kurczaba
Architecture Engineering Interior Design Ltd.



Erin Shilliday, AAA
Architect