

## Applicant's Submission



### Land Use Redesignation Applicant's Submission

#### Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

Attention: Mike Davis – Planner 2, Community Planning North

Re: Proposed Land Use Redesignation  
2011 100th Avenue N.E.  
[PE2018-00992]

Dear Mike,

Please find enclosed our application for a land use redesignation for 2011 100th Avenue N.E. (Lot 1, Block 1, Plan 111 0612), which sits at the southeast corner of 100th Avenue and 19th Street NE. The current zoning of the property is Industrial – Commercial District (I-C) and our wish is to pursue a Commercial – Corridor 3 District (C-COR 3).

The aim of the redesignation is to provide amenities for the adjacent hotel properties (I-B) in the form of a Conference and Event Facility and a Restaurant: Licensed – Medium or Restaurant: Food Service Only – Medium. As the current I-C zoning does not allow for a Conference and Event Facility, as either a Permitted or Discretionary use, we have chosen C-COR 3. The C-COR 3 zoning allows for both Restaurant: Licensed – Medium and Restaurant: Food Service Only – Medium within the Permitted uses and can accommodate a Conference and Event Facility as a Discretionary use. In addition, we are proposing a Floor Area Ratio of 1 and Height of 12m. We believe the FAR and height are both in line with other properties in the area and will allow us to provide a development that can best serve the surrounding hospitality community.

Although the lot is within the proposed Business/Industrial Area, as outlined in the Stoney Industrial Area Structure Plan, we feel our proposed uses and required zoning still fit within the aims outlined in the ASP. The ASP outlines a desire to allow for "secondary commercial, office, institutional, recreational and other land uses considered to be compatible and appropriate" [8.1.1]. Since the subject site is located at the intersection of two roads near an entranceway road (Airport Trail NE), we believe our proposed C-COR 3 is an appropriate use for the location based on the policies for "local commercial uses within the Business/Industrial Area" outlined in Section 8.1.2.2(a)(i-iii) of the ASP. The addition of a Conference and Event Facility with Restaurant will compliment the surrounding hotels and add an important amenity that caters to the needs of both airport and local hospitality customers.

The proposed site of 0.182 Hectares will sufficiently accommodate the proposed facility. Parking for this new building will be accommodated within the adjacent Hospitality site. As both sites are currently owned by the same ownership group, they are amenable to registering any required cross access or cross parking agreements on title as necessary.

We have included 25 sets of drawings, the required application documentation, and the application fee. Please do not hesitate to contact our office if you have any questions about our application.

Sincerely,

Kumlin Sullivan Architecture Studio Ltd.

Barry D. Sullivan, Architect  
AAA, AIBC, SAA, MRAIC  
Principal

ISC: Protected