

Applicant 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.

This application is for a proposed Land Use Redesignation within the Fairview Industrial area in the wider Fairview Community, from the current land use designation of Industrial - General (I-G) to C-COR2f2.0h24 to accommodate future mixed-use development that supports the vision of Chabad Lubavitch of Alberta to initiate vibrant redevelopment in this aging area.

Chabad Lubavitch of Alberta provides spiritual and Jewish academic leadership in an open, accessible way for all, and is part of a global network of more than 3,500 institutions worldwide. Chabad provides education, social assistance, recreation and celebration from the Jewish perspective, through initiatives that include outreach programs from youth and special needs groups to financial and emotional support to families and individuals in need within the extended Jewish Community. Calgary Chabad Lubavitch is run by Rabbi Menachem and Rochel Matusof, who have worked tirelessly for 30 years in support of these vital community resources.

The site is located at 134 Forge Road SE and has a total area of 0.78 hectares. It is located in a primarily industrial area surrounded by Glenmore Trail to the north, Farrell Road SE to the south, Forge Road SE to the east and Fairmount Drive SE to the west. The site is located approximately 650m east of Macleod Trail S, and within 500m of the Chinook LRT station. The site is currently the home of Chabad Lubavitch of Alberta, within an existing two-storey building, built circa 1963. The Fairview Industrial area is itself bounded by Macleod Trail S to the west, Glenmore Trail to the north, 6 Street SE to the east and, abruptly, the residential community of Fairview to the south. The existing land use pattern shifts from predominantly industrial to the east of Blackfoot Trail SE to predominantly commercial for parcels near Macleod Trail S. The land use districts within the immediate vicinity of the subject parcel are industrially designated, but the uses lean distinctly to the cultural and commercial. The Hungarian Culture Centre, Calgary Korean Association and various commercial uses such as an architecture firm, dance studio and restaurants can be found within two blocks of Chabad.

The Municipal Development Plan (MDP) identifies the site within the Standard Industrial typology, adjacent to the Macleod Trail Urban Corridor and immediately south of a Major Activity Centre that encompasses the commercial area to the north of Glenmore Trail, including the CF Chinook Centre shopping mall. The Standard Industrial typology recommends retaining primarily industrial character and use, but acknowledges that there may be appropriate areas for non-industrial or mixed-residential business based on their proximity to existing communities and location relative to the Primary Transit Network. Locally, the Fairview Land Use Study recognized conflicts related to the abrupt interface between the industrial lands and low density residential, and as a result, the southern portion of the industrial area located between Centre Street and Blackfoot Trail was redesignated to an industrial-based Direct Control with additional commercial components that encourage higher order uses to reduce conflict with the residential area.

The intent of this application is twofold; first, it seeks to maintain the existing approval for Chabad Lubavitch of Alberta as a Place of Worship - Large. Secondly, this application is intended to provide Chabad Lubavitch with opportunity for further growth through the development of multi-residential and complementary commercial uses that could include mixed-use residential, childcare, senior services, recreational facilities, related retail and restaurant components. Redevelopment of this kind could promote vibrant revitalization in this highly visible area, serve the wider community, and promote redevelopment in Fairview by further moving away from industrial-based operations. The proposed height of up to five stories along Glenmore Trail could further serve as a natural physical barrier, reducing the noise and impact of Glenmore Trail on the community behind.

Based on the site's location relative to the Urban Corridor and Major Activity Centre typologies, access to the Primary Transit Network, proximity to existing residential and high visibility from Glenmore Trail, we believe that the subject parcel and surrounding area fall squarely within the Municipal Development Plan's reference to appropriate areas for non-industrial future development. This is further supported by the existing erosion of this older industrial area that is now located in what can be described as a dynamic and evolving hub of the City of Calgary.

Given the above, we would respectfully request your support of this application.

ISC: Protected