

## Applicant's Submission



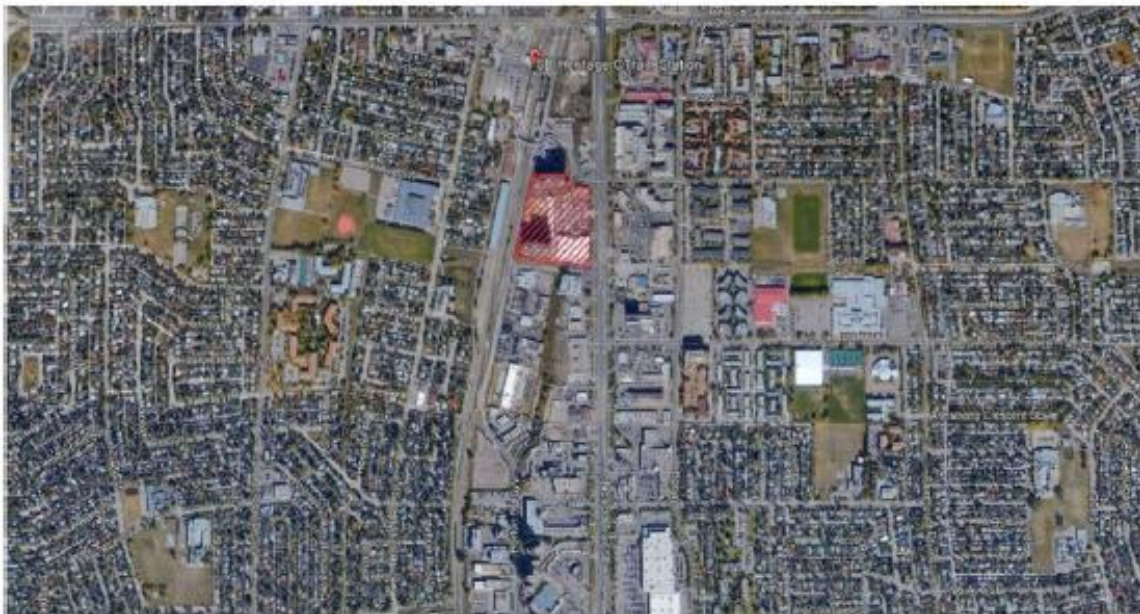
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November 6, 2018

PLANNING AND DEVELOPMENT  
THE CITY OF CALGARY  
5<sup>TH</sup> FLOOR, 800 MACLEOD TRAIL SE  
P.O. BOX 2100, STATION M,  
CALGARY, AB, T2P 2M5

**LOC2018-0229: LAND USE AMENDMENT APPLICATION RATIONALE FROM DIRECT CONTROL DISTRICT 111Z2003 TO C-C2 COMMERCIAL LAND USE DISTRICT UNDER 1P2007**

The proposed site is located on a number of parcels located at 8710, 8740, 8835, 8850, 8855, and 8880 Horton Road SW. The site is bounded by Macleod Trail SE to its east and Horton Road and the Canadian Pacific Railway line to its west, located directly adjacent to the Heritage LRT Station within the community of Haysboro and within walking distance to the Heritage LRT Station.



The site is home to a Mixed-use Transit Oriented Development and is currently designated DC 111Z2003 based on the C-4 district from the City of Calgary 2P80 Land Use Bylaw. Due to the fact that this DC bylaw is based on an old district and cannot be easily relaxed, added to, or deleted from, the site is essentially "trapped" under outdated regulations. Therefore, an amendment to the existing Land Use is required to align with the current City of Calgary Land Use Bylaw 1P2007; and therefore be afforded the same opportunities and more current design regulations of similar sites with 1P2007 land use designations.

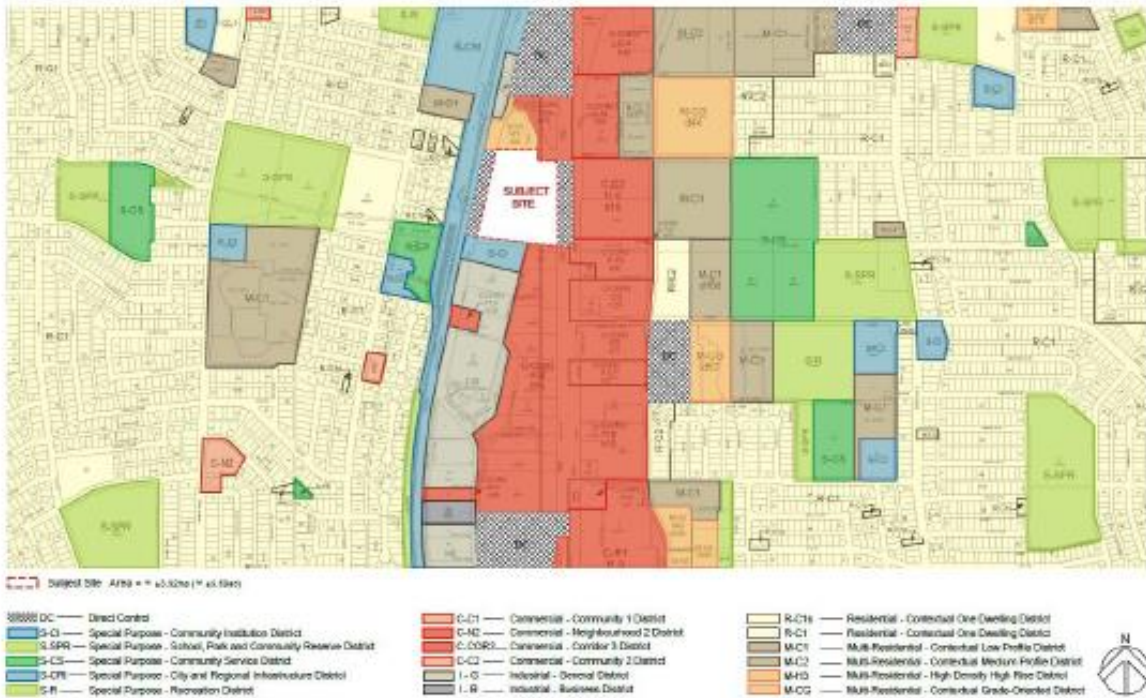
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There will be no design alteration to the site, nor any increases in density/Floor to Area Ratio (FAR) or change in height to be considered, as the proposed new Land Use would simply be required as a "refresh" of the existing Land Use so that it could align with 1P2007 and allow for updates to 1P2007, as amended from time to time, to be applicable to the site.

An approved Development Permit (DP2014-4684) currently exists on site for two additional residential towers and is in effect until March 26, 2020. All existing and future approved development is consistent with the proposed land use.



Through consultation with the Haysboro CA and the City of Calgary Planning department, as well as a thorough analysis of policy guidelines and the current Land Use regulations, the C-C2 Commercial Land Use District was determined to be the most viable stock Land Use District for the site. The C-C2 Commercial Land Use district not only fits into the existing surrounding land use context but it also closely emulates the original mixed-use intent of the original land use and the vision for this TOD site. The C-C2 district respects the development intent and allows the existing and approved uses to comply with no foreseeable adjustments or issues.