

Applicant's Submission



IBI GROUP
500 – Meredith Block, 611 Meredith Road NE
Calgary AB T2E 2W5 Canada
tel 403 270 5600 fax 403 270 5610
ibigroup.com

November 30, 2018

RE: LAND USE REDESIGNATION APPLICATION LOC2018-0136 –

APPLICANT'S SUBMISSION

Introduction

On behalf of Stealth Homes, we are submitting an application for a land use amendment for a 1.93 hectare (4.77 acre) parcel in the community of legacy. The subject site is located at the northeast corner of Legacy Village Link and Legacy Main SE, and is municipally known as:

- 250 Legacy Village Link SE (Lot 2, Block 23, Plan 1611382)

The proposed land use amendment (LUA) is to change from the existing C-C1 (commercial – community 1 district) to C-COR2 f1.0 h10 (commercial – corridor 2 district).

This LUA application is being submitted for two key reasons:

1. The first reason is to accommodate the addition of a modern multi-vehicle carwash as a discretionary use, which is not a listed use within the current C-C1 district. Only a single bay carwash is listed within C-C1 as a discretionary use. Given the site and land use context, the subject site represents a very suitable location for a multi-vehicle carwash. Notwithstanding, the intent and vision of the original commercial designation remains the same and no other changes are technically required nor being requested. This proposal intends to follow the direction and vision set as part of the previous outline plan approval process.
2. The second reason is related to a “housekeeping” item to correct the land use boundary line between the subject parcel and the S-FUD cell to the northeast, which currently creates a split zoning situation on the subject legal parcel. This will align the land use boundary with the legal parcel boundary as it was originally intended to do.

All other elements of the current land use district does not need to be affected and the overall intent and site programming remains unchanged.

Land use selection

One approach was to compose a Direct Control (DC) bylaw based on the current C-C1 district and simply add multi-vehicle carwash as a discretionary use. However, there is a general desire to avoid DC districts whenever possible given some of the limitations of DC districts. Given this, the direction was to find a stock City of Calgary LUB 1P2007 district that can accommodate this specific use that most closely resembled the intent and purpose of the C-C1 district. Only 9 City land use districts accommodate a multi-vehicle carwash and through a systematic analysis performed in concert with City staff, C-COR2 was determined to be the most similar commercial based district that accommodates the multi-vehicle carwash use. The modifiers were selected to exactly match what is currently permitted under the existing C-C1 district.

Land use context

The subject site is a generally flat, well-positioned corner lot that faces Legacy Village Link and Legacy Main SE and is an integral part of the commercial core area along the west end of the community of legacy. The site is framed on the west by a large commercial centre (308D2017). To the east, southeast and south are multi-family residential sites with provisions for commercial offerings (M-X2). To the north is an existing cemetery (S-FUD) and another commercial site to the north of the cemetery.

IBI Group is a group of firms providing professional services and is affiliated with IBI Group Architects Engineers

Applicant's Submission

IBI GROUP

2

The site has been earmarked as a community oriented commercial site and is well positioned within the community to offer a range of services while complementing the surrounding uses. The site is also well serviced by transit along its west and south boundaries. A development permit approval will be required for any proposed future development and detailed site design will be reviewed at that stage accordingly.

Direct conversations have been held with the MD of Foothills staff, who are the stewards of the Pine Creek Cemetery to the north. Sensitive interface treatment have been designed and reviewed with the MD of Foothills. These details will be applied at the DP stage and our preliminary design ideas have been well supported by the MD.

Furthermore, the proposed land use requires a larger building setback (5.0m instead of 3.0m) from the cemetery, and hence offers a larger landscaped transition zone and is more favourable to the MD of Foothills.

Dialogue with the commercial developer to the west have also taken place and will continue to occur through the DP process. The applicant will continue to work with the City and the adjacent developers to ensure that the proposed development aligns with the overall intent and vision for the area, and will mutually complement the respective developments.

Summary

Overall, the proposed land use amendment is consistent with the previous intent for the parcel and represents a simple update to correct a previous oversight on the land use boundary and to re-designate the site to a similar base district to accommodate a multi-vehicle carwash. The modifiers of f1.0 and h10 were selected to match that of the current C-C1 district.