

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.

Applicant statement

Land Use Redesignation from Direct Control (DC) District 15Z2007 to Industrial Business (I-B) District
Lot 7 Block 1, Plan 1512086 | 1.21 ha (2.99 ac)

Attachments:

Business Profiles for Jacksonport Professional Centre
Letters of Intent

The proposed Land Use Redesignation from the Direct Control District to the Industrial Business (I-B) District is to allow for a mix of light industrial, office and support commercial uses for a site with an approved Development Permit and in progress Building Permit application.

The subject lands fall within the boundaries of the Northeast Industrial Area Structure Plan (ASP), approved in 2007. The site is identified as the Business/Industrial Area, which is intended to provide for the development of a variety of light industrial uses with the addition of medium industrial, secondary commercial, office, institutional, recreational and other land uses if they are considered to be compatible.

The approved Development Permit application is in alignment with the existing Direct Control District (DC15Z2007), however, with its limited range of permitted and discretionary uses the District has proven problematic. The Direct Control District, which predates the innovations in Land Use Bylaw 1P2007, does not reflect current development trends, anticipate future trends, nor is it well positioned to accommodate change. This has prevented a number of interested locally based businesses from signing lease agreements.

The I-B District is a more recent and flexible policy tool including a greater range of uses that caters to those challenged with finding an appropriate location for their business. Included in this application are business profiles and letters of intent from those who have expressed strong interest in this development should the Redesignation and future Change of Use applications be approved.

PLANNING RATIONALE

The subject site features numerous characteristics identified in the ASP and Land Use Bylaw that make it especially appropriate for the proposed I-B District.

Corner Lot: The subject site occupies a corner lot at 36 Street and 108 Avenue NE, aligning with ASP policy that commercial uses should be located at the intersection of two roads.

Site Area: The subject site is 1.21 ha, aligning with ASP policy that sites with commercial uses should be less than 1.6 ha in area.

Major Street: The I-B District is intended to be characterized by parcels that are highly visible from major streets. The subject site is located along 36 Street NE – a City classified Industrial Arterial Street – ensuring both ease of access and traffic capacity for future businesses.