

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.

On behalf of the landowner, Glenmac Corporation Ltd. ('Glenmac'), Stantec Consulting Ltd. ('Stantec') is pleased to submit the attached Land Use Redesignation ('LUR') application for three (3) properties located within the community of Kingsland, herein referred to as West Block (612 67 AV SW), East Block (6711 Macleod TR SW), and South Block (531 & 517 67 AV SW).

The Subject Lands are located on the boundary of the Chinook Station Area Plan (SAP), which sets out a long-term vision for the future of the Chinook area. The Chinook Shopping Centre has recently obtained Land Use Redesignation through adoption of the Chinook Shopping Centre DC Bylaw, which permits a FAR of 7.1 (8.1 with bonuses), and a maximum height of 115 meters. The Chinook Shopping Centre DC Bylaw introduces significant height and density to the surrounding area. The proximity of the Subject Lands relative to Chinook Shopping Centre creates an excellent opportunity to incorporate a mix of uses and density which will complement future intensification of the Chinook Major Activity Centre and provide an effective transition with the surrounding community context.

PROPOSED LAND USE DISTRICTS:

EAST BLOCK (DIRECT CONTROL - C-COR3 f6 h90 base) - The vision for East Block is a mixed-use development comprising a variety of residential, commercial, retail, and hotel uses, with the specific mix to be determined at the Development Permit stage as the market dictates. The uses will be facilitated within an integrated development that is of high quality design to take advantage of its prominent 'gateway' location into the Chinook Station area. Development intensity, scale, and land use is balanced across the site via the use of multiple buildings, allowing building height and density to transition/step down from Chinook Centre and the Urban Corridor along Macleod Trail SW to the existing residential neighbourhood of Kingsland to the west.

WEST BLOCK (M-H3 h70) - In aligning with outcomes of East Block and existing residential development immediately west, West Block is proposed as M-H3 h70. This provides a gradual and natural transition from the 90.0m proposed for East Block and the parcel immediately west, which has a maximum height of 50.0m.

SOUTH BLOCK (M-H1 h26) - Existing residential areas of Kingsland located west of South Block are designated M-C1, with a maximum height limit of 14.0m (approx. 4 storeys). In providing a transition in height from East Block to these existing residential areas, South Block is proposed as M-H1, which allows a height of 26.0m (approx. 6 storeys). This outcome provides an acceptable transition in built form and also allows additional density to be accommodated in close proximity to a MAC and services.

ISC: Protected