

Applicant's Submission



December 19, 2018

City of Calgary
Planning, Building & Development
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

Attention: Ezra Wasser, Planner 2

Re: Douglasglen Retail Centre
11488 – 24th Street SE
Proposed Shopping Centre Rezoning
Architectural Application - Amended
Our File #181273 – 1.2A

Dear Ezra,

Further to our original application and the Initial Team Review written on July 5, 2018 we have reviewed the notations contained within the Initial Team Review along with discussions with the Owner's representative as to how best to move forward regarding the proposed zoning. We have also had a meeting with the DouglasQuarry Community Association on November 14, 2018 as well as Councillor Shane Keating on December 13, 2018.

The discussions during both the Community Association meeting and telephone call with Councillor Keating was on the historical review of the land use reclassification submission for this site and the evolution of the intensity of use being requested by the Planning Department.

During both meetings we had discussed the current site situation, the original need for a land use redesignation application along with the current economic circumstances around the existing shopping centre. Through both of these meetings, there was an understanding of why this land use reclassification was required along with a level of revision required for this process.

The resulting consensus from both the Community Association meeting and Aldermanic call was that it was reasonable to move forward with a land use reclassification to a 'C-COR2' designation with both the height and density modifiers established based closely off of the existing development. Both groups are willing to accept a small buffer in the height and density only so as to ensure that if a group wanted to add a mezzanine to the most easterly building, it could be accommodated without further hardship.

Alderman Keating noted that he was in agreement with this strategy and that this proposal would also lock in the site so as not to allow for piecemeal redevelopment. Any potential redevelopment or major expansion of the site would then require a reclassification that would take into account the site's proximity to the future LRT station and the level of redevelopment expected of a transit-oriented site.

WM. R. (BILL) KUMLIN,
ARCHITECT
AAA, AIBC, SAA, MRAIC
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Proposed Reclassification Rationale

As noted, the current zoning for the parcel is Direct Control 84Z2000 that is based on the 'I-2' General Light Industrial District zoning from the 2P80 version of the Land Use Bylaw. Our client is looking at rezoning the proposed site from 'I-2' General Light Industrial to Commercial Corridor 'C-COR2' so that the proposed zoning is congruent with the evolution of the proposed tenancies desiring to be located on the site. Our client is also looking to rezone the proposed parcel to provide services being requested from the adjacent residential districts. These proposed uses can be accommodated under the permitted and discretionary uses of the 'C-COR2' land use zone.

In reviewing the proposed options available for rezoning the existing shopping center, we are also cognizant of the existing uses on site. Our intent was to not create a situation where existing uses are grandfathered in but would become unavailable for future tenants. One example is the existing automotive uses on site which are uses available under C-COR2. This also was a reason when researching potential rezoning options, our intent was to ensure that the full range of existing uses were also included within the new zoning.

In the Initial Team Review, there is a desire by the City of Calgary to look at intensification of development on the proposed site. This is predicated upon the site location being adjacent to the future Douglasdale LRT station. Currently this location is the Calgary Transit Park and Ride.

As noted earlier, our approach to the land use reclassification is that we will propose the zoning that will maintain the existing density and height of the current development. This will be in alignment with both the Ownership group along with the Alderman and Community Association. It will also require any proposed future intensification of the site to require a land use reclassification that incorporates the land use intensity envisioned for a transit-oriented site adjacent to a future LRT station.

Commercial Corridor 'C-COR2' Zoning Parameters – Proposed Modifiers

Further to our discussions with both the DouglasQuarry Community Association and Alderman Keating, we are proposing a height (h) and density (f) modifier that is representative of the existing site condition.

Currently the existing site has a total of ± 3 597 sq. m. (± 38 717 sq. ft.) of developed building footprint area as noted in the accompanying drawing. Site coverage is currently calculated at approximately 19.8%.

Within the existing development, only Building 'F' is of sufficient height where the potential development of a mezzanine could occur. If we allow for a potential mezzanine development of 20% of the building area, that would equate to approximately 258 sq. m. This would bring the total developable area on site to be ± 3 855 sq. m. and would revise the overall site density to approximately 22%.

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Currently a maximum building height as permitted under the 'I-2' Industrial zoning is 12m. We propose to maintain this same height restriction for this proposed reclassification.

Therefore, we are proposing a new set of land use parameters for the site based on the existing building height conditions while allowing for some interior tenancy redevelopment within the existing building footprint. Taking into account our rationale above, we are wishing to create the zoning for the site as 'C-COR2 f0.22h12'. This proposed zoning classification will accommodate the expanded array of permitted and discretionary uses under 'C-COR2' while restricting any redevelopment potential outside of the existing building footprints. We believe that this proposed reclassification maintains the current Administration policies as well as provides a level of leasing and economic certainty to the current ownership group.

Please review the enclosed at your earliest opportunity and should you have any questions concerning our application, do not hesitate to contact our office to discuss.

Sincerely,
Kumlin Sullivan Architecture Studio Ltd.

A handwritten signature in blue ink, appearing to read 'Barry Sullivan', with a long, sweeping horizontal stroke extending to the right.

Barry Sullivan, Architect
AAA, AIBC, SAA, MRAIC
Principal

cc: Robert Serr CRS Capital Management Inc.