

The Palisades of Quarry Park

Virtual Information Session
December 4, 2023



Agenda

1. Acknowledge Existing Conditions
2. Outline Future Intent
3. Establish Next Steps
4. Discussion



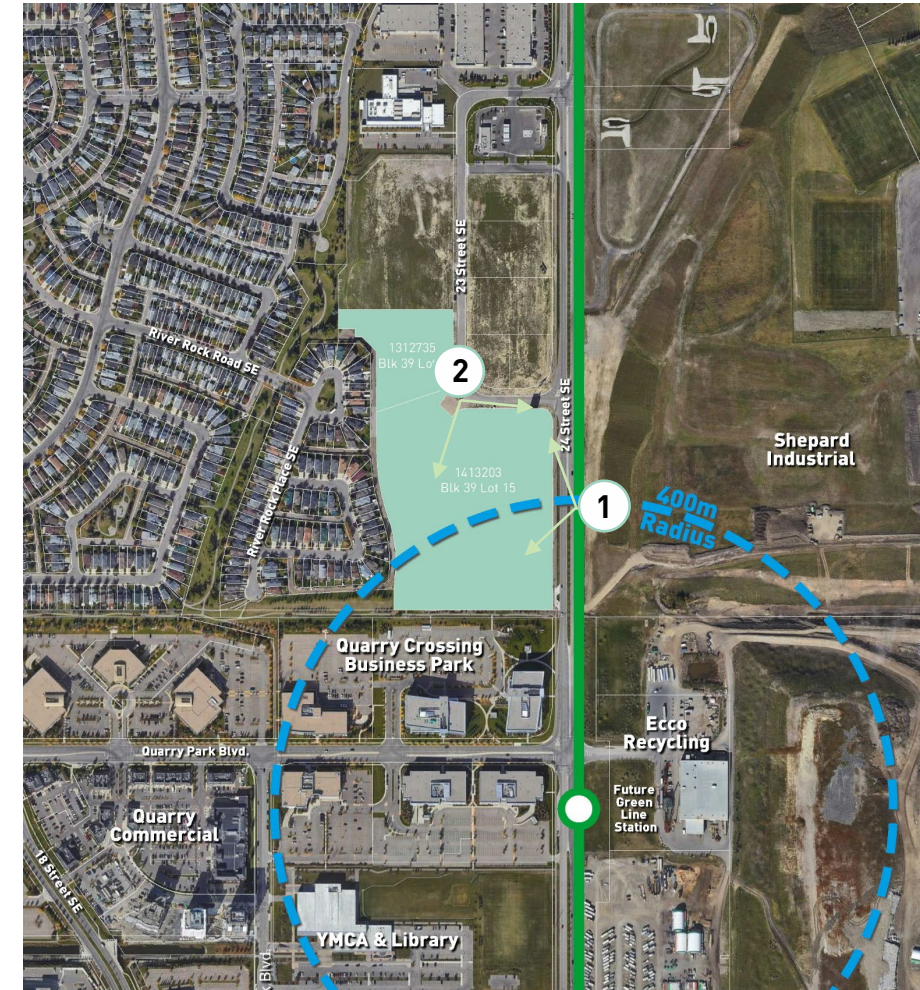
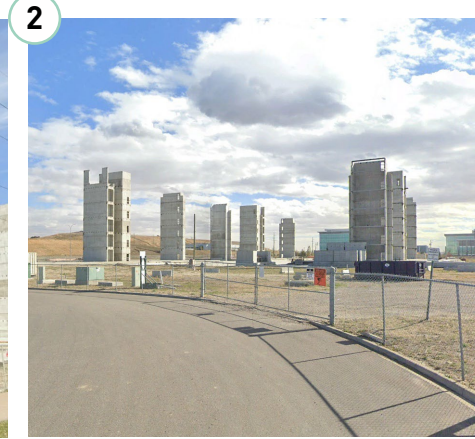
Who is Remington?

Remington Development Corporation is a real estate development company based in Calgary, Alberta, Canada. They specialize in a variety of projects, including office spaces, retail properties, warehouses, distribution centers, manufacturing facilities, design-build constructions, and industrial and commercial land developments. Their integrated approach involves a talented team of project managers, technical staff, and expert consultants.

In addition to their commercial and industrial projects, **Remington Development Corporation is also an integrated residential developer.** From custom penthouses to premium rental apartments, Remington offers a unique selection of residential opportunities. They are proud of their Quarry Community.



Existing Conditions



Existing Conditions – Approved Land Use

- Two Direct Control Land Uses (42Z92 & 15D2012)
- Based on the C-2(16) General Commercial District, and I-B, Industrial-Business District, respectively
- Defining elements of the DC included a strict FAR maximum and building height regulations specifically to create a gradient of density adjacent to existing residential

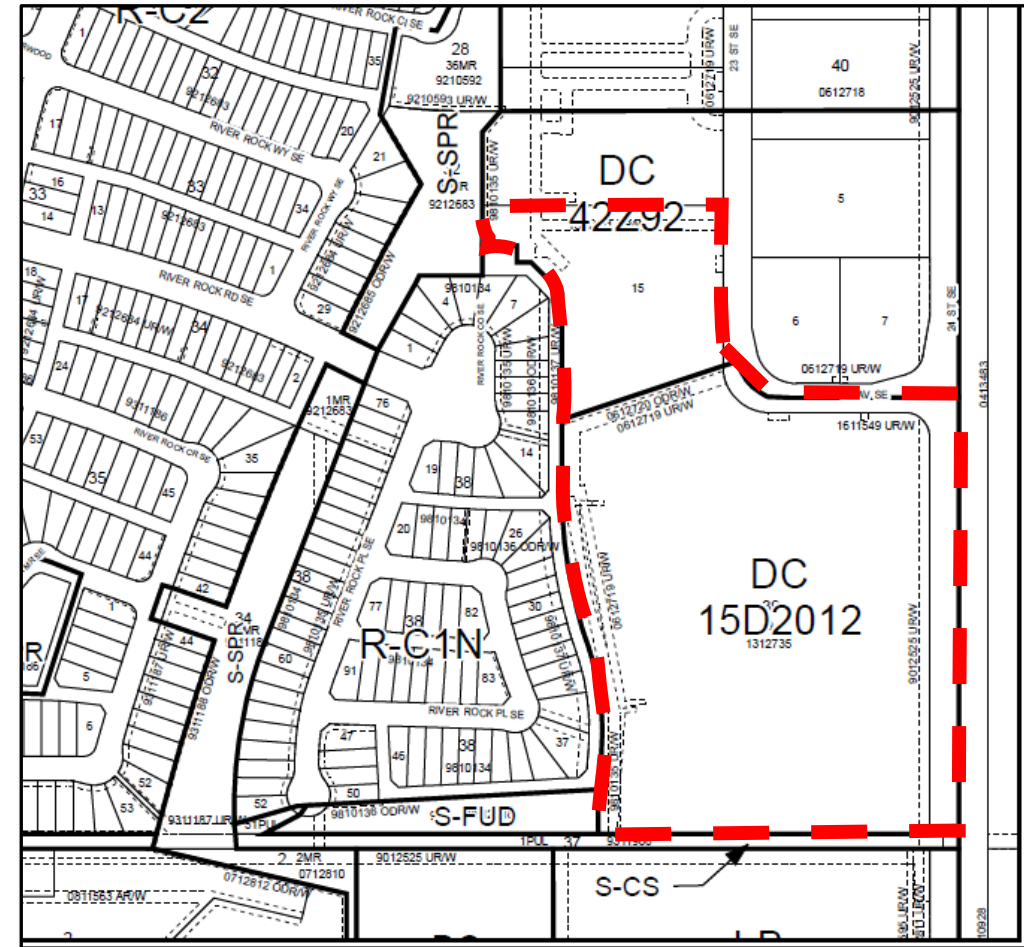
Floor Area Ratio

7 The maximum **floor area ratio** is **1.0**.

Building Height

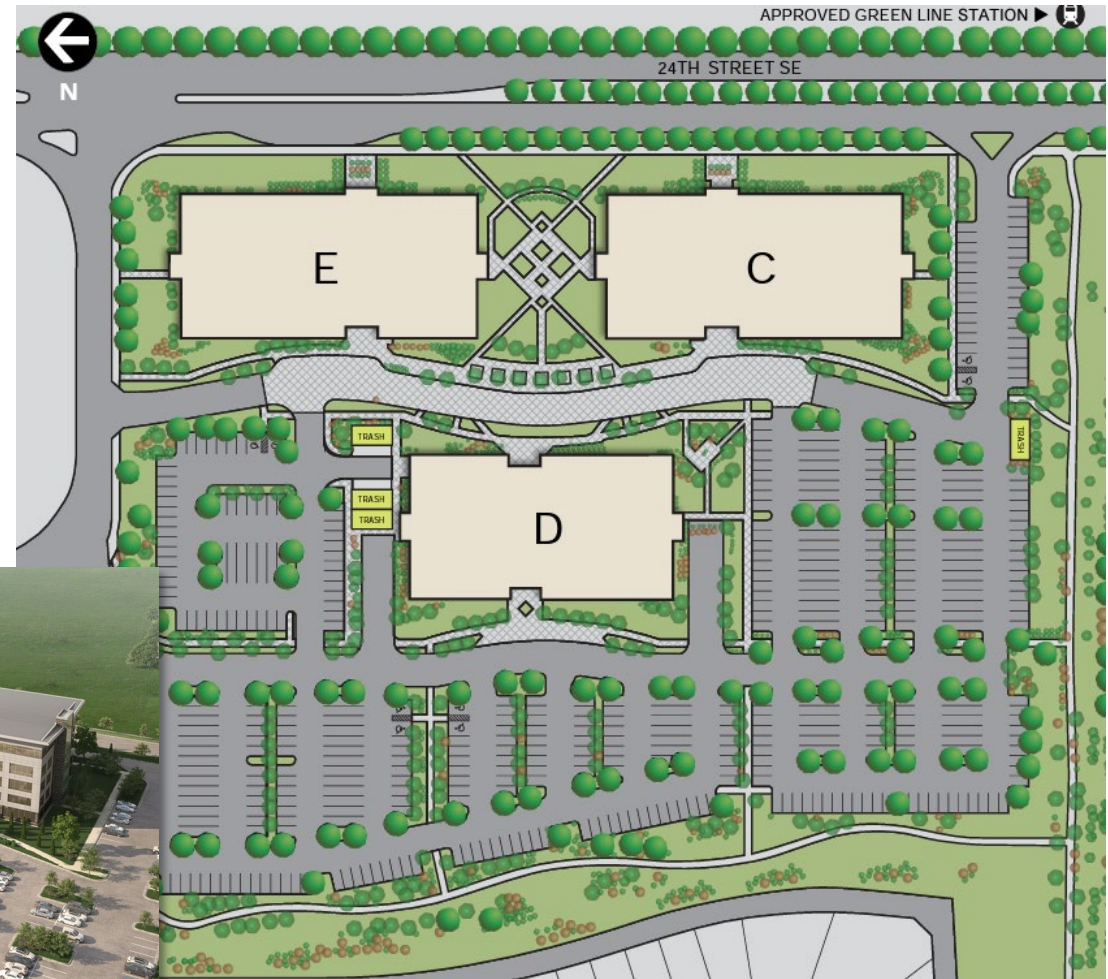
8 The maximum **building height** is:

- (a) **10.0 metres** within or equal to 50.0 metres of a parcel designated as **low density residential**.
- (b) **16.0 metres** between 50.0 metres and 100.0 metres of a parcel designated as **low density residential**; and
- (c) **24.0 metres** in all other cases.



Existing Conditions – Approved DP

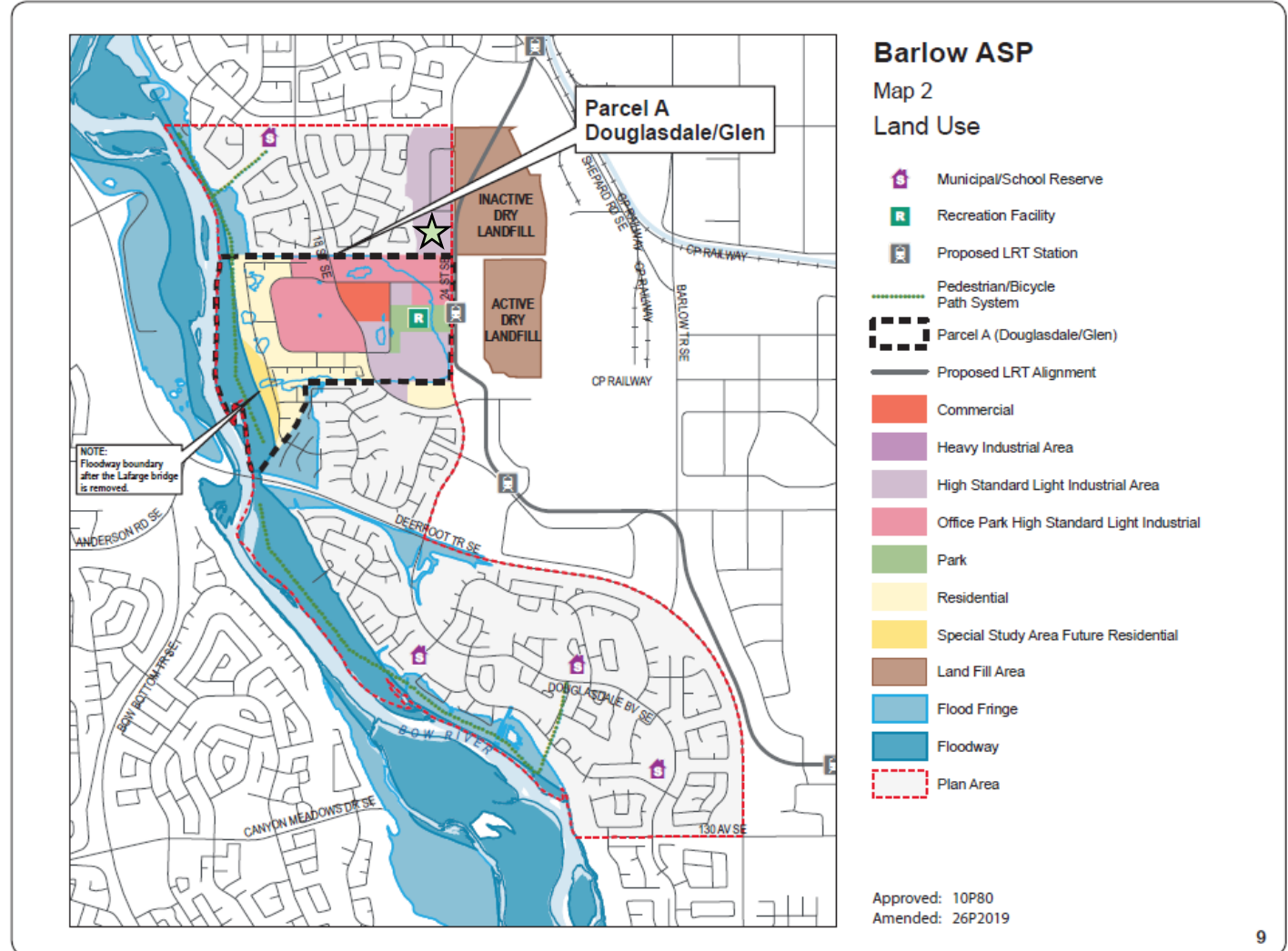
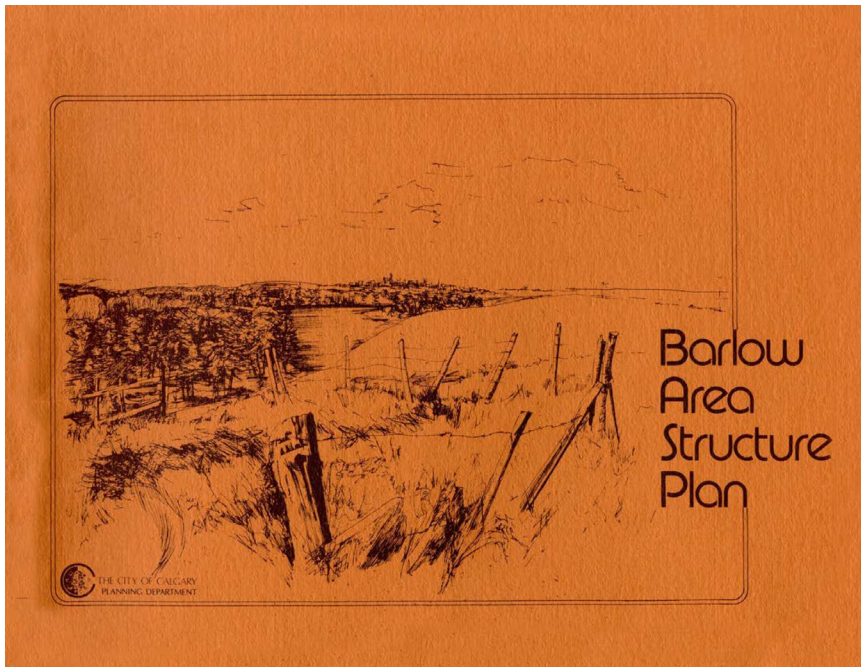
- Approved in 2015 as Office
- Three Buildings up to 5 storeys in height
- 511,950 square feet of rentable office space
- ±1,526 parking stalls
- 3 levels underground parking
- Landscape edge approved adjacent to existing community



Site Context – Policy

★ Subject Site

- An ASP Amendment is required
- Currently shown as High Standard Light Industrial

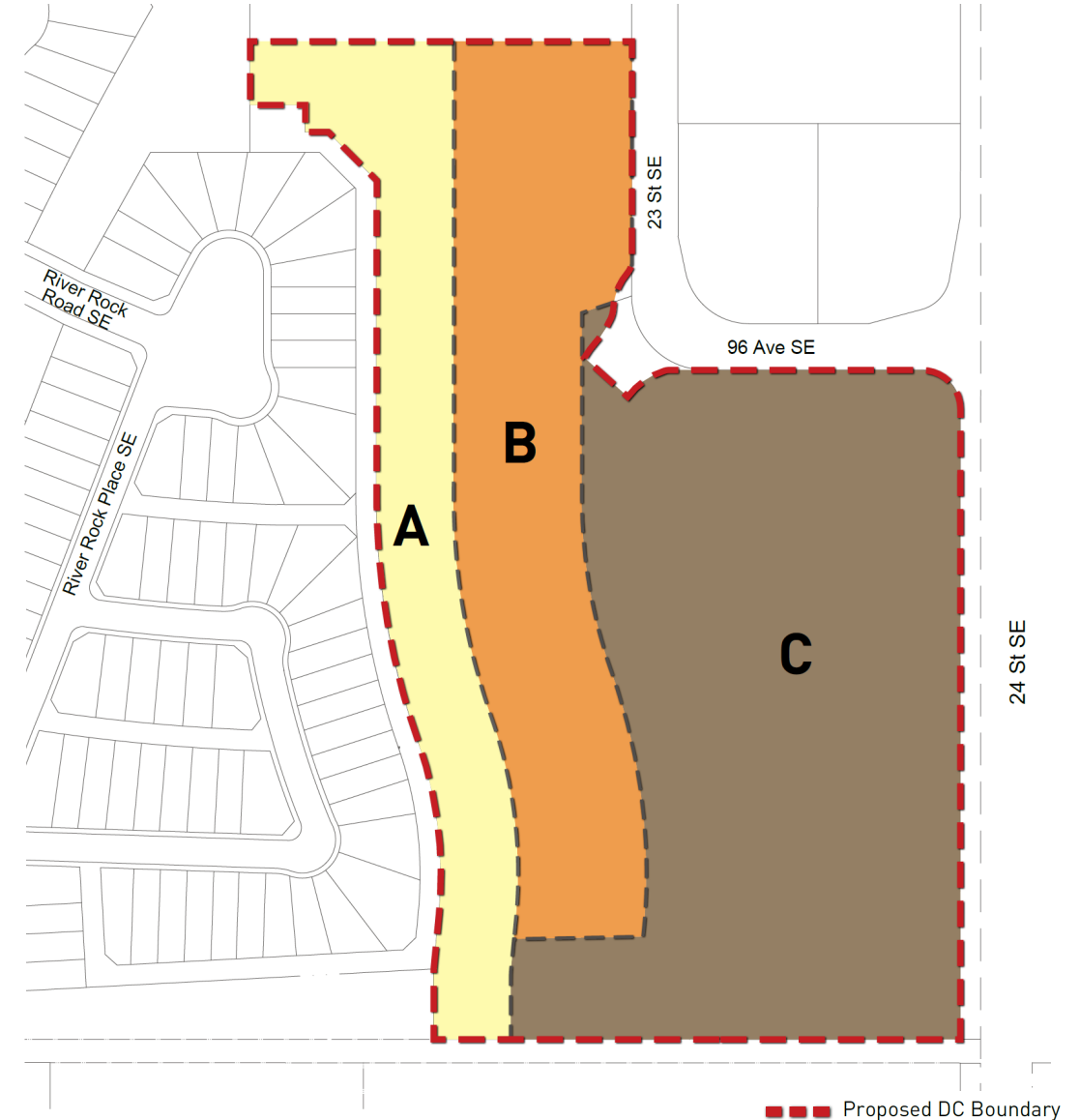


Proposed Land Use

- Consolidate both parcels under single Direct Control Land Use
- Three 'Sub-Areas' designed to establish a height gradient
- Based on the M-H2 District

Building Height

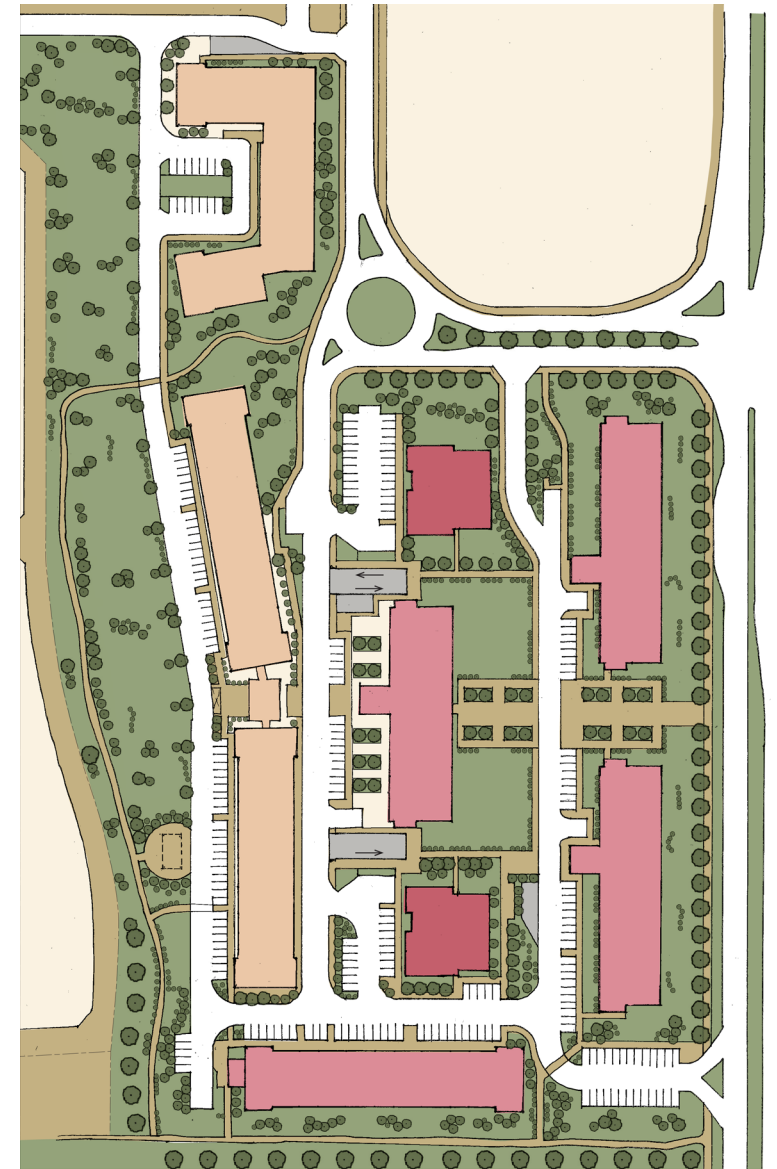
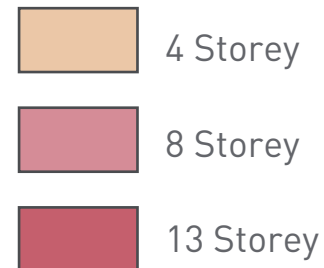
8. The maximum **building height** is:
- (a) Two Storeys or 10.0 metres within Sub Area 'A'
 - (b) Four storeys or 18.0 metres within Sub Area 'B'
 - (c) Eight storeys or 29.0 metres with a maximum of two point towers to thirteen storeys or 42.0 metres within Sub Area 'C'



Proposed DC Boundary

Future Intent - Height

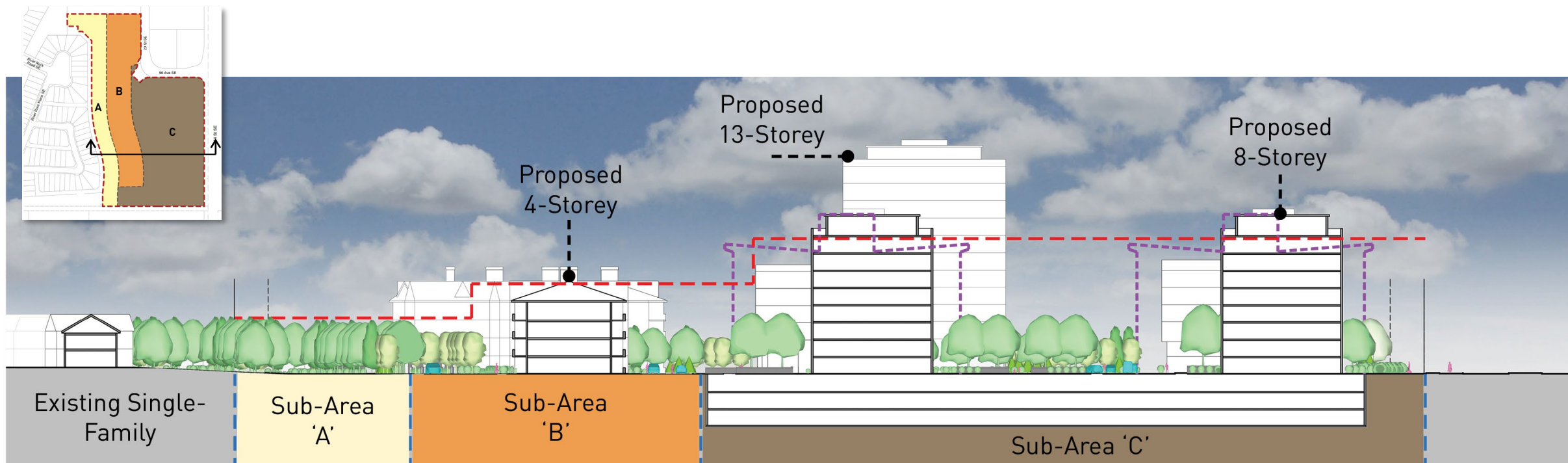
- Height gradient increasing from west to east
- Aligns with intent of past DC Land Use Regulations
- Will be regulated by proposed DC Bylaw as described by Sub Areas A, B and C



Future Intent

- To exercise sustainable building practices by reusing the existing core infrastructure in the proposed residential buildings
- Provide a diversification of housing options responding to various affordability challenges and family structures
- Thoughtfully interface with existing low-density residential development to the west
- Establish density and intensity around a future transit node with Transit Oriented Development





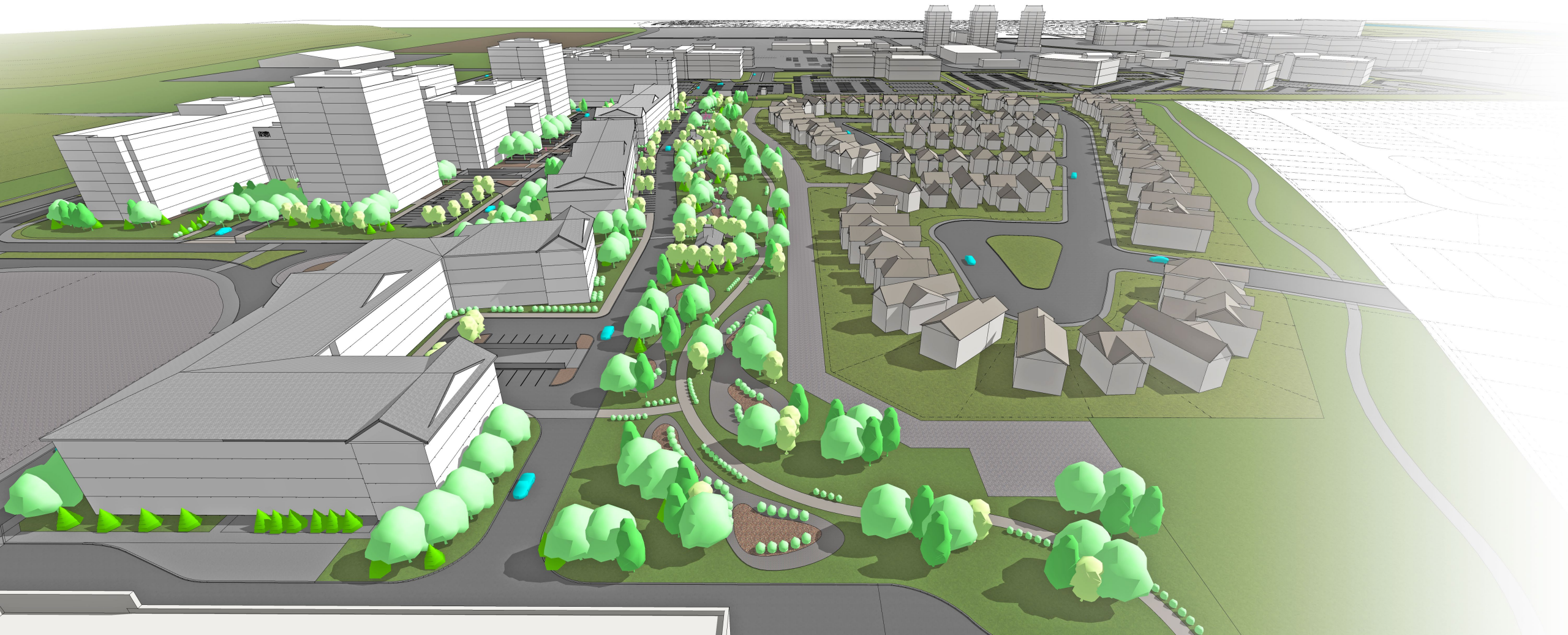
- Allowable Heights - Approved DC
- Proposed Built Form - Approved DP

Site Cross Section

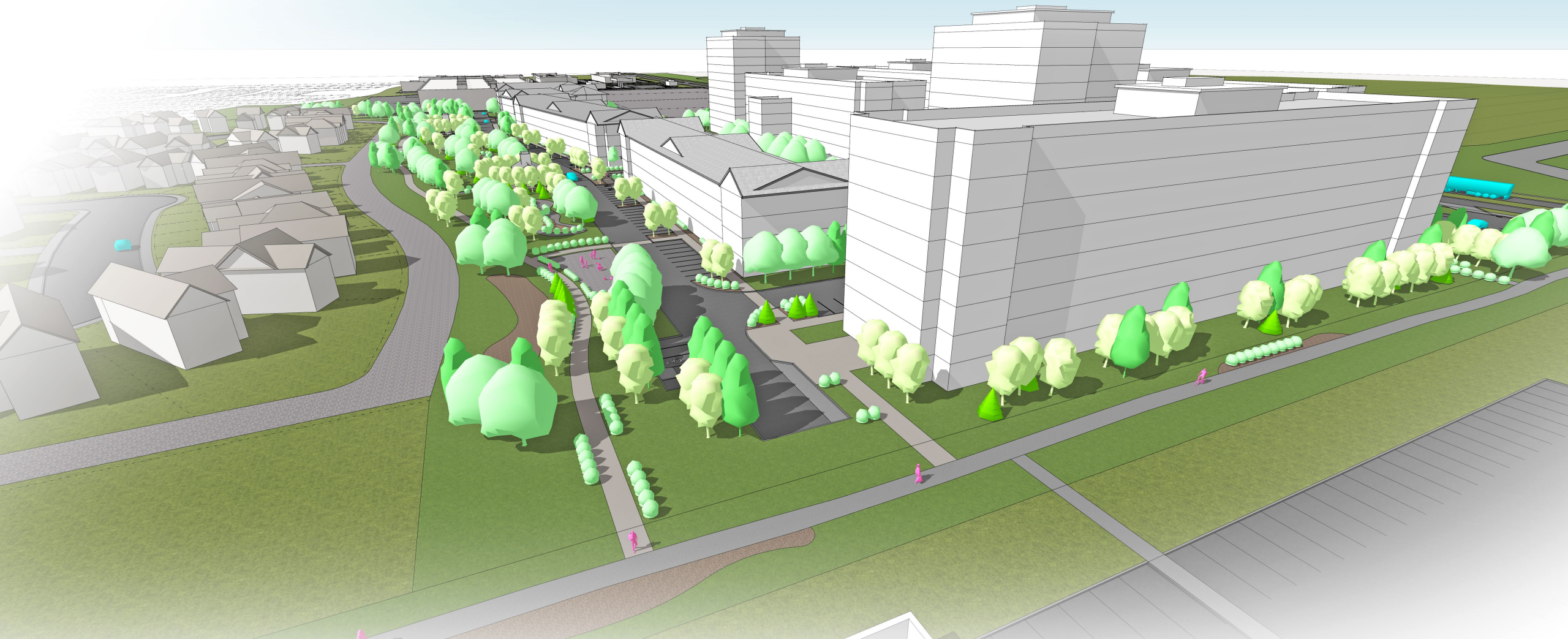
Site Isometric



Site Perspective – Looking South

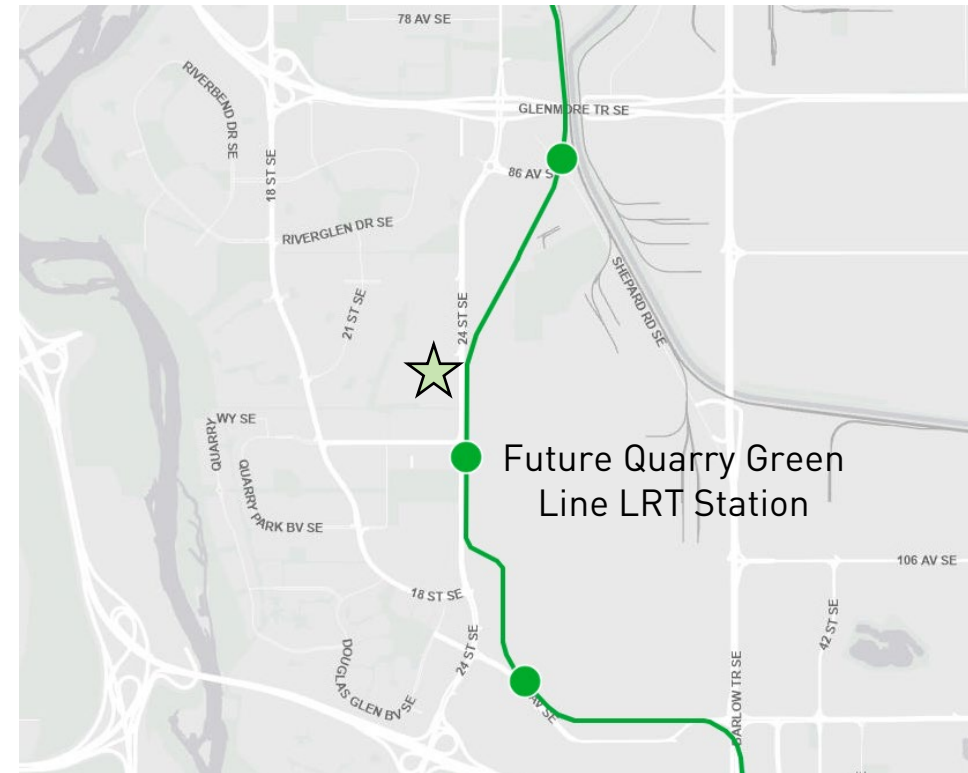


Site Perspective – Looking North



Why Here?

- Opportunity with underutilized space
- Future Green Line for Transit-Oriented Development
- Supply for increased housing demand
- Variety to support housing affordability
- Sustainable development with infrastructure reuse



Precedent Images



Next Steps

We are
Here



Land Use
Redesignation
Submission
Nov. 30, 2023



Virtual
Information
Session



Application
Circulation
and Review



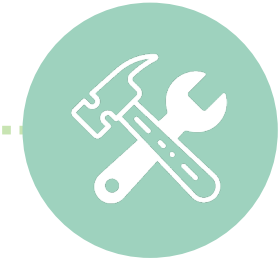
Review and
Respond to
Feedback



Calgary
Planning
Commission



Public Hearing
of Council



Future Development
Permit Applications



The Palisades of
Quarry Park

Questions?

Stay Connected

- On behalf of the project team, thank you for allowing us to present to you today.
- Share your feedback with us through the online feedback form.



Questions? Connect with a project representative:

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www.palisadesofquarryparkengage.ca



Sorry We Missed You!

The Virtual Information Session
has concluded. To view a
recording of the session, and
provide feedback please visit:

www.palisadesofquarryparkengage.ca

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