

Applicant's Submission

May 27, 2019

Value Truck Sales has retained B&A Planning Group to manage this Land Use (LU) Redesignation application for 7717 - 84 Street SE. The site is located north of Glenmore Trail and east of Stoney Trail on the eastern edge of Calgary, next to Rocky View County (RVC). Access to the site is from 84 Street, aligning with Wrangler Road in RVC. The surrounding areas within both Calgary and RVC are heavily industrial.

The current LU designation is the Industrial - Outdoor (1-0) District, which is characterized by uses where materials are stored outdoors and has a very limited range of uses. The site has been used in the past for outdoor storage, including shipping containers.

The proposed LU designation is an Industrial - General (1-G) District, which allows for a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The proposed 1-G District meets the requirements of the Municipal Development Plan (MOP) and the Shepard Industrial Area Structure Plan (SIASP), which designates this site as an "Industrial I Business Area." The purpose of this area "is to provide a wide variety of general industrial and business uses." The site is also within the Rocky View County | City of Calgary Intermunicipal Development Plan (IDP).

Initial discussions with City Administration (including Planning and Transportation) and the Ward Councillor have indicated no concerns with an 1-G District for this site. The site immediately to the north is also currently designated 1-G.

The current intent of this 1-G redesignation is to allow for "Large Vehicle and Equipment Sales" in order to display and sell transport trucks (semis), though an 1-G District also presents additional compatible uses and further redevelopment opportunities in the future. A DP application is intended to be submitted shortly in order to be reviewed concurrently with this LU application.

This proposed 1-G District meets all City policies and will allow for appropriate development and uses on the site that fits the context of this industrial area. We look forward to Calgary Planning Commission (CPC) and Council support of our application.