

## **Applicant's Submission**

25 July 2019

### **Land Use Redesignation Applicant's Submission**

52 Street Landing GP Inc has retained B&A Planning Group to manage this Land Use (LU) Redesignation application for 5315 Dufferin Boulevard SE. The vacant ~0.67ha / ~1.66ac site is located on the southeast corner of 52 Street and Dufferin Boulevard in the East Shepard Industrial community of southeast Calgary. The 1996 Southeast Industrial Area Structure Plan (SEIASP) is in effect for this area. The surrounding area, which is rapidly developing with both industrial and commercial uses, is generally industrial but also contains a fair amount of retail uses.

The site's current LU is an Industrial - General (I-G) District, which allows for a wide variety of light and medium general industrial uses with a limited number of support commercial uses. I-G is the predominant LU found in the area, though several I-C sites are in proximity to this one. The proposed LU for this site is an Industrial - Commercial (I-C) District. The I-C District is intended to be located on the perimeter of industrial areas along major streets and for small scale commercial uses that are compatible with and complement light industrial uses. This site meets that criteria, being adjacent to 52 Street and of an appropriate size for small scale commercial uses that will be compatible with other industrial uses.

This area is designated a "Standard Industrial Area" within Calgary's Municipal Development Plan (MDP), which notes that "Industrial uses should continue to be the primary use" but also "Uses that support the industrial function of this area and cater to the day-to-day needs of area businesses and their employees may be supported."

The SEIASP designates this site as a "Proposed I-2 General Light Industrial District." The purpose of this area "is to provide for a range of light industrial and associated uses that are compatible with each other and do not adversely affect surrounding non-industrial uses," and it further notes "Land uses other than I-2 General Light Industrial that are consistent with the overall intent of the I-2 District will also be allowed in this area." The I-2 District is from the previous Land Use Bylaw (LUB) 2P80, which was generally replaced by the I-G District within the current LUB 1P2007. The purpose of the I-2 District was "to provide for a wide range of general light industrial and associated uses which are compatible with each other and do not adversely affect surrounding non-industrial land uses." Several I-2 uses, such as Drinking Establishments, Financial Institutions, and Liquor Stores, are currently allowed under I-C but not I-G.

The intent of this redesignation is to allow for several additional uses to serve the area, such as a fitness centre, bank, medical clinic, etc that I-G does not currently allow for while still maintaining an industrial designation. DP2019-0110 was recently approved by the City for several high quality industrial / commercial buildings on the property in accordance with the site's Architectural Control Guidelines.

In conclusion, this site is highly appropriate for an I-C LU due to its location, size, the character of the surrounding area, and the MDP and SEIASP policies. An I-C designation for this site will not be detrimental to the wider East Shepard Industrial area or hinder industrial uses. We look forward to Administration's, Calgary Planning Commission's, and Council's support of this proposal.