

Applicant's Submission



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PLANNING AND DEVELOPMENT
THE CITY OF CALGARY
5TH FLOOR, 800 MACLEOD TRAIL SE
P.O. BOX 2100, STATION M,
CALGARY, AB, T2P 2M5

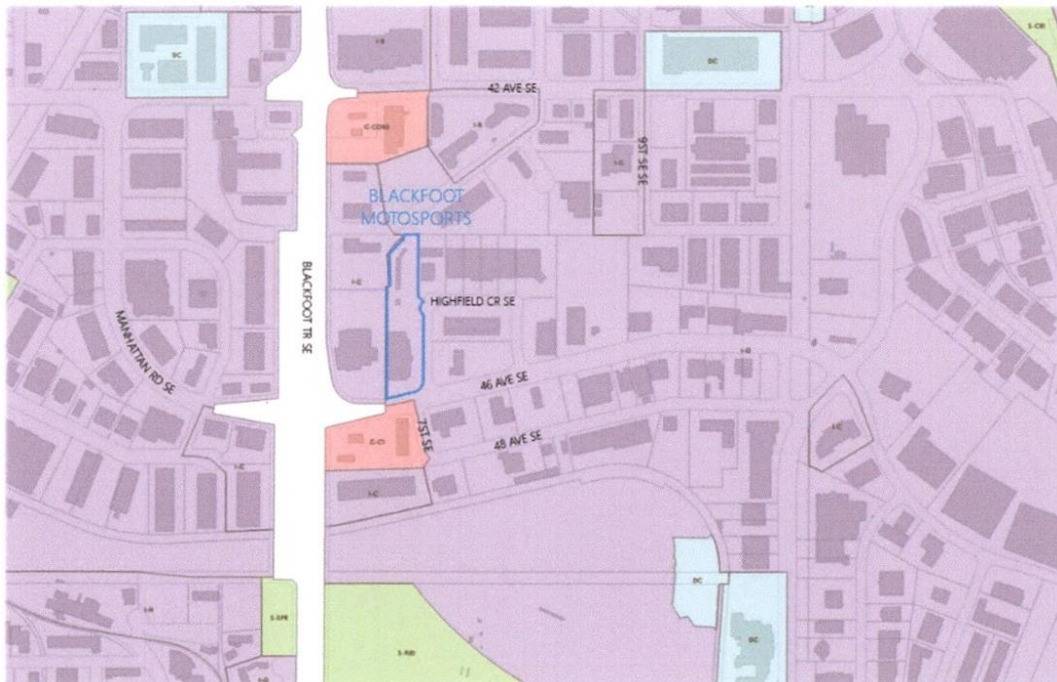
PROPOSED LAND USE AMENDMENT APPLICATION FOR BLACKFOOT MOTOSPORTS (6
Highfield Circle SE, T2G5N5)

Site Address:

6 Highfield Circle SE, T2G5N5 and legally as Lot 23, Plan 9911978 - SE ¼ Section 2, TWP 24, R 1 W of 5

Site Area:

1.439 hectares / 3.56 acres (+/- 154,836 ft²)



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Site Description:

The subject site is currently home to Blackfoot Motosports, established in 1970 at the original location on the corner of 42nd Ave and Blackfoot Trail SE. The business was sold in the late 80's to the current partners and continued business there until 1997, when a new state of the art motorcycle facility was constructed on the subject 3.56 acres of land next to Shaw GMC at the NW corner of 46th Ave and Highfield Circle SE. It has been a cornerstone of motorsports within the city offering motorcycles from all over the world, and the dealership is a proud member of Calgary's business community as well as a leader in the Powersports Industry in Canada.

Land Use Amendment Application:

The site is currently designated I-G (Industrial - General) and it has only been recently identified that it needs to be re-designated to another district such as I-C (Industrial - Commercial) to bring the current and historical use (since 1997) into conformance.

Prior to 2007, the site was designated I-2 under LUB 2P80 and was developed under an approved DP as an allowed use defined as Automotive Sales and Rentals. It appears that during the transition from LUB 2P80 to 1P2007, the subject site was re-designated from I-2 (General Light Industrial District) to I-G (Industrial – General District) which rendered the historical use, classified now as Vehicle Sales – Major use, as non-compliant under the I-G district.

IBI Group, on behalf of the client, would like to proceed with a Land Use Amendment to change the existing Land Use from I-G (Industrial General) to I-C (Industrial Commercial) and bring the historical use back into compliance under 1P2007. The proposed I-C district is consistent with the light industrial character of the general area as well as the commercial/retail nature of uses along the Blackfoot Trail SE corridor.

We look forward to working with the City regarding this application. If you have any questions or require additional information, please do not hesitate to contact the undersigned at (403) 270-5600 or rob.cioffi@ibigroup.com.

Sincerely,

IBI Group

A handwritten signature in black ink, appearing to read 'Rob Cioffi'.

Rob Cioffi