

Applicant Submission



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

19.08.2019

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Planning & Development
The City of Calgary
PO Box 2100, Station M
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

APPLICANT STATEMENT

Land Use Redesignation **from** Industrial - Business (I-B) District **to** Direct Control (DC) District
Previously Approved under LOC2018-0247 and DP2017-2566
3730 108 Avenue NE | Lot 7 Block 1, Plan 1512086 | 1.21 ha (2.99 ac)

INTRODUCTION

The subject site is located in the northeast industrial community of Stoney 3 and consists of a 3.0 ac (1.214 ha) parcel of land privately owned by 2060708 Alberta Ltd. (Eagle Crest). Under LOC2018-0247 and with file manager Peter Schryvers, the property was recently redesignated from an outdated Direct Control (DC) District 15Z2007 to Industrial - Business (I-B) District in order to reflect current development trends and to accommodate a number of interested local businesses wanting to locate at the site. The development which is well underway, includes two (2) buildings - Building 1, a two storey general industrial light / office building and Building 2, a two storey office building.

LAND USE CHANGE - PROPOSED DIRECT CONTROL DISTRICT

Eagle Crest has retained CivicWorks to undertake a new land use change process to redesignate the subject lands from Industrial - Business (I-B) District to a Direct Control (DC) District that allows craft cannabis facilities within the mix of already allowed light industrial, office and support commercial uses on the subject site. As a housekeeping item, the application also seeks to resolve the non-conforming General Industrial - Light use approved in Development Permit DP2017-2566 by including the said use within the District. The proposed DC District is based off of the current I-B District with the addition of 'Cannabis Facility' as a discretionary use and 'General Industrial - Light' as a permitted use. The proposed district will be in keeping with the current FAR of 1.0.

CANNABIS FACILITY

Cannabis Facilities are a relatively new and interesting use within the City of Calgary. Such businesses are evolving quickly, with growing interest in smaller-scale niche cannabis production. Cannabis Facilities are only permitted within the Industrial - General (I-G) District characterized by light and medium general industrial uses. Creating a DC District based on the I-B District allows the proposed craft Cannabis Facilities to co-locate within an area of appropriate and similar-scaled mix of light industrial uses, promoting business diversification and improving market absorption.

There are two different prospective tenants that have expressed interest in operating two individual Cannabis Facilities on the site within Building 1. A change of use Development Permit application will be submitted to demonstrate the project intent. At the Development Permit stage a Public Utility and Waste Management Plan will be required to manage nuisance factors such as odours.

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POLICY ALIGNMENT

The proposed change of use is consistent with the Northeast Industrial Area Structure Plan (ASP) and with the city-wide goals and policies of the Municipal Development Plan, which encourage the retention of a broad range of industrial uses. It should be noted that the development vision is also in alignment with the Airport Vicinity Protection Area (AVPA) policies which limit certain uses at this location.

CONCLUSION

The proposed Land Use Redesignation facilitates a development vision that enables a fresh and innovative use within the City of Calgary. For the reasons outlined above, we respectfully request that Administration support this application.

Should you have any questions, comments or concerns, please contact me at 403 201 5305 or darlene@civicworks.ca.

Sincerely,

Darlene Paranaque | Urban Planner
BES, MSc, RPP, MCIP, PMP