

Applicant's Submission

30 April 2019

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO
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APPLICANT STATEMENT – 52ND STREET SE COMMERCIAL

Date: 2019-02-13
Municipal Address: 5210 76 Avenue SE
Legal Description: Lot 4; Block 7; Plan 801 0816
Parcel Area: 0.66 ha (1.63 ac)

The proposed Land Use Re-designation from **Industrial Commercial (I-C) District** to an **Industrial Commercial (I-C) based Direct Control District** is to preserve the existing character of the parcel while allowing for the inclusion of the discretionary use **Cannabis Facility**, which is Light Industrial in nature and provides employment generation for the area.

The previously approved uses contained within the subject parcel lend themselves to the character of an Industrial Commercial (I-C) District, which is described as “*small scale commercial uses that are compatible with and complement light industrial uses*”.

Use	Gross Area (SQ M.)	% Of Total Area
General Industrial – Light	450.5	18.9%
Retail & Customer Service	1419.5	59.4%
Liquor Store	306	12.8%
Restaurant: Food Service Only – Small	212.5	8.9%

Cannabis Facility, defined in the Land Use Bylaw as “*a use where cannabis is grown, processed, packaged, tested, destroyed or stored*”, is a discretionary use within an Industrial General (I-G) land use district. Several rules are outlined specific to this use:

- A cannabis growing, processing, packaging, testing, destruction or storage license must be issued by Health Canada.
- Equipment designed and intended to remove odours from the air where it is discharged from the facility as part of a ventilation system must be included.
- The development must not be within 75.0 metres of a residential district.
- The development authority may require a Public Utility and Waste Management plan completed by a qualified professional.

Cannabis Facility can be compared with General Industrial - Light, a similar use permitted within an Industrial Commercial (I-C) District and a use previously approved within the subject parcel. General Industrial – Light is defined as a use “*where any of the following uses may occur... the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, beverages, products or equipment...*” Parking Requirements for General Industrial – Light, the use for which the subject site has been designed, are the same as those defined for Cannabis Facility.

It is proposed that the inclusion of Cannabis Facility as a discretionary use for this site is consistent with both the character of permitted uses within an Industrial Commercial (I-C) District and the City of Calgary’s vision and goals outlined within Municipal Development Plan, where the retention of a broad range of industrial uses with uses that support the industrial function of the area and cater to the day-to-day needs of area businesses and their employees is strongly encouraged.

If you have any questions or concerns pertaining to the items above, please do not hesitate to contact me.

Thank you,
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