

Applicant's Submission



June 23, 2020

City of Calgary
Planning & Development
PO Box 2100, Station M (#8108)
Calgary, Alberta, Canada T2P 2M5

Re: Land Use Redesignation – 2615 12 ST NE (Lot 1 Block 12 Plan)

Dear Madam/Sir:

Please accept our application for a land use redesignation at the property municipally addressed 2615 – 12 Street NE (legally described as Lot 1 Block 12 Plan 7810077) located in the City of Calgary. The intent of this land use redesignation is to allow for the operation of a U-Haul Moving and Storage Store. As U-Haul is committed to serving the needs of Calgarians, an additional U-Haul store located within the City of Calgary will create an additional U-Haul truck and trailer share location to ease traffic at and pressure on existing U-Haul stores around the City. We are very confident that the location and visibility of this parcel will provide ample transportation access for customers.

Direct Control District

On February 18, 2020, our team met with the CPAG team to review the proposal details (PE2020-00170). We received support from the CPAG team for the intent of our development proposal. At this meeting our file manager discussed the opportunity to redesignate the parcel to a Direct Control Zone. The intent of the DC will be based on the parcel's current land use district, Industrial Business (IB), with the addition of one discretionary use as follows:

323 Vehicle Rental – Major

- (a) means a use:
- i. where passenger vehicles and light trucks are rented to the public;
 - ii. where the gross vehicle weight of the vehicles rented is less than 8200 kilograms; and
 - iii. where more than five (5) vehicles are available for rent;

As per the intent of the Industrial District (IB): an industrial designation that is primarily for business park uses with high quality buildings in a campus-like setting, **typically in highly visible locations next to major roadways**. Uses may include offices, research and low-impact manufacturing. Outdoors industrial uses are not allowed.

The proposed discretionary uses currently permitted on site include:

- Retail and Consumer Service
- Self-Storage Facility
- Vehicle Rental – Minor

Given the site's highly visible location directly adjacent to Deerfoot Trail, the CPAG review team felt it may be more appropriate to maintain the existing land use designation of IB and its permitted and discretionary uses, and to simply add a single discretionary use through a Direct

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Control District. In addition, the parcel has excellent access to Deerfoot Trail via the signalized intersection onto 32 Ave using either 11 Street or 12 Street.

Municipal Development Plan Compliance

The City of Calgary Municipal Development Plan identifies the area as an Industrial – Standard Industrial Area. The proposal to add a use within a Direct Control District maintains the area's industrial intent.

Development Proposal

The site is located adjacent to a regional pathway, often used for walking and cycling. The intent on site will be to provide bicycle racks through a development permit application, allowing employees or customers the option to cycle to the site as transit service is somewhat limited in this industrial area. Customer parking will be accommodated for on site, which will be enforced through signage and employee education.

We trust that the above explanations and justification for redesignation will satisfy the requirements for submission of a land use redesignation application.

Yours sincerely,

A handwritten signature in black ink that reads 'Gagatek'.

Lauren Gagatek

LG
Encl.
WSP Ref:19M-01699-00