

Applicant Submission

Company Name (if applicable):

B&A Planning Group

LOC Number (office use only):

LOC2020-0200

Applicant's Name:

Daniel MacGregor

Date:

December 23, 2020

B&A Planning Group has been retained by JSG Alberta Ltd to manage this Land Use Redesignation application from S-FUD to I-G for the front portion and I-O for the rear portion of 6123 - 84 Street SE in the Shepard Industrial area of Southeast Calgary. The purpose of this application is to allow for the development of a Large Vehicle (semi transport truck) Service, maintenance, repair, and storage business to operate on this site (to be detailed through a subsequent DP), though only storage for the rear portion. JSG currently operates a similar business nearby in Rocky View County (RVC), but due to increased demand they are looking to move, expand, and improve their operations onto this site in Calgary.

The flat, irregular shaped site is currently designated a Special Purpose - Future Urban Development (S-FUD) District and used to store several portable houses but is otherwise undeveloped. The site is bounded by Stoney Trail / the Transportation Utility Corridor to the west, 61 Avenue SE to the south, 84 Street / RVC to the east, and I-G parcels to the north. An ATCO pipeline Utility Right-of-Way and an Enmax power line run along the front of the property. The surrounding area in both the City and RVC is heavily industrial.

Calgary's Municipal Development Plan (MDP) designates this site as "Industrial Greenfield," which are future industrial areas located at the edge of the city providing land for future industrial growth. The City's Shepard Industrial Area Structure Plan (ASP) designates this parcel as an "Industrial / Business Area," which is intended to provide a wide variety of general industrial and business uses. A CPAG pre-application meeting was held in late September and no concerns were expressed.

We believe that an I-G / I-O designation is most appropriate for this site as the entire surrounding area is industrial and intended for industrial purposes and it will accommodate new operations moving into Calgary that helps to provide vital goods transportation for Calgarians and throughout the region. There are excellent transportation links from the site to Stoney Trail and other major roadways from 84 Street. Development on the site, including the new building, storage, parking, landscaping, and engineering requirements, will be detailed through a subsequent DP. We look forward to Administration's, CPC's, and Council's support of this Land Use Redesignation.

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