

Applicant Submission

2020 November 19

This application is for a proposed Land Use redesignation within the community of Shepard Industrial, from the current land use designation of I-G (Industrial - General) to I-C (Industrial - Commercial), to accommodate additional uses in support of the operational expansion of the nearby South Pointe Toyota dealership.

The approximately 1.35 acre site is occupied by an existing building, and is located on the southeast intersection of 118 Avenue SE and 35 Street SE. The existing South Pointe Toyota dealership is located immediately across 35 Street SE to the east of the subject property. Visible from Deerfoot Trail to the south and accessible from Barlow Trail to the east, the site is surrounded to the north, east and west by a mix of industrial and commercial districts. The future Green Line alignment follows 114 Avenue SE to the north, with the nearest station expected to be located approximately a kilometre north and west of the site.

The parcel is identified within the Municipal Development as within the Standard Industrial Area, and within the General Light Industrial area of the Shepard Industrial Area Structure Plan.

The primary intent of this application is to provide the additional uses - in particular Vehicle Sales - Large - that would provide future support such as used car sales to South Pointe Toyota. Should this application be successful, the existing building will be retained into the foreseeable future.

Six adjacent and nearby landowners were notified of this request via mail or email prior to application, and at the date of application one response of no objection was received relating to two of the six parcels.

This industrial area is highly visible from Deerfoot Trail, and this is reflected in the largely business and commercial nature of the existing businesses in the area. The Industrial - General district is typically not compatible with high visibility corridors because of its increased range of potentially unsightly or high impact uses.

Given that the requested district is in line with existing policy and fully compatible with the existing surrounding uses, we would respectfully request your support of this application.