

Applicant Submission

July 30, 2021

This application is proposed at 10811 - 84 Street SE to redesignate this 6.8 ha (16.8 ac) property from Industrial – Outdoor (I-O) District to an Industrial - General (I-G) District. The intent of this redesignation is to allow for range of additional industrial related uses and storage uses on the site. Ownership is Make Space Alberta Property GP Inc., of 3700, 400 - 3 Av SW, Calgary, AB T2P 4H2.

The subject site is located at 10811 84 St. SE, Calgary, AB, south of Glenmore Tr. (Hwy 560), north of 114 Ave SE and CPR, and east of Stoney Tr. (Hwy 201) and Shepard Canal. Currently, the site stores boats, RVs, trucks and trailers. To the east, DP2020-3486 has been released for a change of use: large vehicle service (within existing General Industrial – Light) at 10919 84 St. SE. This is also compatible with the change to General Industrial – Light from Industrial – Outdoors for the site.

The site is within the Shepard Industrial Area. The intention is to have additional storage uses including both the existing storage yard uses, empty shipping containers and loaded shipping containers, with self storage facility and other uses. The proposed I-G District meets the City's MDP and Shepard Industrial ASP policies, which indicate that this area is suitable for industrial purposes.

The proposal was looked at in terms of being aligned with the future policy direction for the city. A new approach to the Land Use Bylaw framework is to “Enable more flexibility to respond to market drivers and site context with fewer defined uses that include a wider variety of activities”. This is designed to promote better outcomes and work with business.

An evaluation on various potential Industrial Land Use Districts looks at the best fit for the uses proposed and after careful consideration, Carswell Planning Inc. recommends support for the I-G proposal. Visits by the owner to neighbouring properties resulted in a number of letters of support.

No change to the building is proposed at this time. Other considerations of the land use district can be met. The existing storage yard meets the setbacks and is compatible with the I-G District to the east. Existing industrial developments on the site can be accommodated within the I-G District. At the Development Permit stage, an application and drawings will be submitted for any changes on site (i.e. additional shipping containers, landscaping) and any other changes from the original plans in DP2003-0988.

Respectfully submitted,



Bart Carswell
Carswell Planning Inc.