

Applicant Submission

August 25, 2021

LAND USE AMENDMENT

The subject application on behalf of Cantana Investments Ltd., seeks a redesignation of the property (a total of two lots) as described below in the community of Highfields (industrial area) in Calgary, Alberta.

Municipal address

1123/1119 - 46 Ave SE
Calgary AB

Legal description

Lot 1 & 2
Block 1
Plan 2018 JK

LOC 2021 - 0031

The site is approximately just under **1.0 Acs (0.412 ha)** and is developed with an old (1966) single storey building of approx. 5000 sq. ft.

The existing lands are classified as **General Industrial (I-G) Land Use District** and the proposed Land Use Amendment calls for Direct Control (**DC**) Land Use District with **I-G (General Industrial)** guidelines to allow an additional use as listed below:

Vehicle Sales- major (discretionary)

Vehicle Sales - minor is a listed use in the current existing General Industrial (I-G) Land Use District.

With a **Direct Control**, General Industrial (I-G), the industrial base is not only being preserved while allowing the site to be developed as an industrial area but also does not in any way cause any obstacle in the viability of the remaining businesses in the area.

Our initial application was submitted two to three weeks prior to the presentation of the Cushman & Wakefields industrial growth strategy.

Cushman & Wakefields' study clearly states "the city should resist conversion requests for large industrial designated sales". For the purpose of this recommendation a "**large**" site can be considered to be in excess of 5.0 hectares.

The subject site is approx 0.412 hectares only.

The major difference between a **Vehicle sales - minor** and **Vehicle sales - major** is just the number of vehicles sold (maximum five or over six). Otherwise, there is not a major difference, except for provision of Autobody and Paint shop.

Though our initial proposal was for a Land Use Amendment to Industrial Commercial (I-C) Land Use District to compliment the similar Land Use District, (I-C) just across the intersection and during our conversation with the approving authorities, we were given to understand that as a **Direct Control District** it would be an acceptable solution and hence a change in our requirement and direction.

Finally, the proposed Direct Control Land Use Amendment does not in any way contradict or hinder Cushman & Wakefields growth strategy conclusion that as presented in the report the supply of planned industrial lands in Calgary appears capable of meeting the site selection requirements across a range of industry group, and there are no apparent obstacles from a land supply perspective to enabling growth and incubating new opportunities that are not presented in the local market.

In conclusion and based on the above, we request CPAG, Calgary Planning Commission and the City Council's due consideration support and approval.