

Applicant Submission

October 4, 2021

This land use amendment application, submitted by T.i. STUDIOS Architecture Inc. on behalf of Apollo Export SA, requests the redesignation of the parcel located at 6304 – 6A Street SE in the Burns Industrial Area to Direct Control district (DC) to accommodate the sales of motorcycles, seadoos, snowmobiles, three-wheel motorbicycles, and all-terrain vehicles.

Parcel Description

The subject parcel is located at 6304 – 6A Street SE. Plan 1310LK Block 1 Lot 2. It is 0.560hectares (1.41 acres) in area. The current land use designation is Industrial – General (I-G) land use district.

The property is occupied by an industrial building that fronts onto 6A Street SE, which functions as a service road for Blackfoot Trail SE. The subject parcel is visible from Blackfoot Trail and has easy access off of 58 Avenue SE, Burbank Road and 6A Street SE.

The size of the building is 2107 sq m with a mezzanine of 264 sq m. The building is a typical design with windows and the main entrance on the front façade with overhead doors at the rear. The building was constructed in 1973. The building was previously used for furniture sales, considered a warehouse store, and is currently vacant.

Context

The adjacent uses are:

- To the north at the corner of Blackfoot Trail and 58th Avenue SE is the Blackfoot Hotel designated Commercial – Corridor 3 (C-COR3).
- To the immediate north are two parcels with buildings occupied with Stone and Tile Shop and a Truck Driving Training School both designated Industrial – General (I-G).
- To the south is another similar designed industrial building that fronts onto 6A Street SE designated Industrial – General (I-G).
- To the east is a multi-tenant industrial building designated Industrial – General (I-G) with access off of Burbank Road SE.

Proposed Land Use for Business

Basecamp Motor Sports is intending to move into the existing building. Part of their business consists of repair and servicing of vehicles which is a use allowed in the Industrial – General (IG). The other aspect of their business is to sell more than 5 motorcycles, all-terrain vehicles, seadoos, snowmobiles and three-wheel motorbicycles (Cam-An on Road/Spyder) which is not allowed under the current land use district and that is the reason for the land use amendment to Direct Control to add the use of Vehicle Sales – Major to the existing list of uses allowed in the Industrial – General (I-G) land use district.

The subject parcel is visible from Blackfoot Trail and has excellent access off of the major expressway onto 58 Avenue and then south to 6A Street SE. The subject parcel is located on the perimeter of the Burns Industrial Area. The proposed use would be for the small-scale commercial use of selling motorcycles, all-terrain vehicles, seadoos, snowmobiles and three-wheel motorbicycles within a defined showroom area inside the existing building.

The proposed redesignation to Direct Control (DC) would allow the use of Vehicle Sales – Major to enable the sale of motorcycles, all-terrain vehicles, seadoos, snowmobiles and three-wheel motorbicycles while maintaining the current Industrial – General range of uses for this specific parcel. Apollo Export SA

respectfully requests approval of the redesignation of the subject parcel to Direct Control (DC) which will include all of the uses and rules of the Industrial – General (I-G district plus the addition use of Vehicle Sales – Major which will allow for the sale of motorcycles, all-terrain vehicles, seadoos, snowmobiles and three-wheel motorbicycles. The proposed Direct Control (DC) land use district is the most appropriate land use district and the use is compatible with the adjacent land uses in the vicinity.