

Applicant Submission

This City of Calgary initiative is to redesignate city-owned parcels 6935 and 7010 106 Avenue SE from their current Industrial-Commercial (I-C) land use district to Industrial-General (I-G).

The subject lands are undeveloped and are within the 118+/- ha (292+/- ac) Point Trotter Industrial Park and immediately east of the 130+/- ha (321+/- ac) Dufferin North Industrial Park. Although the subject lands are along the perimeter of the Point Trotter Industrial Park, they are considered centrally located within a larger industrial complex when looking at Point Trotter and Dufferin North as a comprehensive whole. Both of these industrial parks have been developed by The City of Calgary for transportation and logistics and supporting industries.

With Calgary's expanding role as an inland port serving western Canada, there is increasing demand for general industrial lands within the city and surrounding areas "where part of the processes and functions associated with the [primary use] may be located outside of a building, including the function of using trailer units or railway cars prior to shipping" (LUB 1P2007 Section 203.3(a)(iii)). This is allowed in I-G lands, but not allowed in I-C designated lands.

Although the current I-C land use district allows for more small-scale commercial uses that are compatible the industrial uses of the area, the I-C, the redesignation of the two parcels from I-C to I-G will help complete the development Point Trotter Phase 1 subdivision and further strengthening this southeast industrial region as a fully-serviced transportation and logistics node within city limits.

The aerial photo below provides a perspective of the proposed 3.579 ha (8.84 ac) I-G parcels within the larger combined Point Trotter and Dufferin North industrial areas

