

# Applicant Submission

Company Name (if applicable):

B&A

Applicant's Name:

Kirandeep Kaur

Date:

February 28, 2023

LOC Number (office use only):

B&A has been retained by Amar Transport Ltd. to manage the Land Use Redesignation application from S-FUD to DC for 9011 84th St SE in the Shepard Industrial area of Southeast Calgary. The purpose of this application is to allow for the development of a truck and sea-can storage uses to operate on this site (to be detailed through a subsequent DP).

The relatively flat, oblong parcel is currently designated a Special Purpose- Future Urban Development (S-FUD) district and is used for agricultural activities. The site is bounded by Stoney Trail/ the Transportation Utility Corridor (TUC) to the east, Glenmore Trail to the north, 84th St SE to the west and the Western Headworks Canal to the south. The surrounding area in both Calgary and Rocky View County is predominantly industrial.

Calgary's Municipal Development Plan (MDP) designates this site as "Standard Industrial" which are intended to support manufacturing, logistics, transportation and other industrial industries. The City's Shepard Industrial Area Structure Plan (ASP) designates this parcel as an "Industrial/Business Area", which is intended to provide a wide variety of general industrial and business uses.

We believe that DC - Direct Control designation is most appropriate for currently intended use of this site, as it is currently unserviced, and not in the City's 10-year capital investment plan for the required regional services. Our proposed DC District will allow the City to limit the uses on this parcel of land to a lower intensity appropriate for unserviced and unsubdivided parcel. This also aligns with Administrations comments on Pre-Application Assessment PE2022-01050 (August 2022). We look forward to Administration's, CPC's, and Council's support of this Land Use Redesignation.