

Applicant Submission



The City of Calgary
Planning & Development(#8108)
800 Macleod Trail SE,
Calgary, AB T4A 0X2

March 31st, 2023

We are pleased to submit this application for a change of land use for our client Pro-Formance Intermodal Inc. the Owners of the Property at 8400 – 84th St S.E. and legally described as;

PLAN 7510318
BLOCK 2
AREA: 8.5 HECTARES (21 ACRES) MORE OR LESS
ATS REFERENCE: NW-19-23-28-W04M

Proposed Use

The parcel is currently designated as S-FUD and currently unused. The Owners would like to change the land use district to a Direct Control District based on S-FUD. The Direct Control District would allow for outdoor container storage and a driver training school. This proposal was taken to the DC review committee and was given Director approval (PE2022-02030). Following the approval of redesignation, the Owners would proceed with a development permit to operate their businesses.

Intent Summary / DC Rationale

Originally, a land use change from S-FUD to I-G was proposed for this property, as 'School (Driver Education)' and 'Storage Yard' are not a listed use under the S-FUD district. However, 'School (Driver Education)' is not a listed used under I-G either.

The driving school aligns with the land use concept plan (Shepard Industrial ASP) for this area as it is industrial/business in nature. The business would utilize an existing building on the site, and would only accommodate 5 students and 5 employees at any time. The outdoor storage would only require low impact development (stripping and grading for stormwater and the addition of a gravel base). Therefore, we would consider the use to be low intensity, low impact and an interim use. This land use and redesignation also matches similar applications on-going in the area. City of Calgary planners advised that this application would be supported based on a Direct Control District that would allow for outdoor container storage and instructional uses with the ability to restrict to temporary development permits.