

Applicant Submission

2023 May 6

3413 84 ST NE LAND USE REDESIGNATION

The proposed land use redesignation for the 11.3 hectare (28 acres) from S-FUD to DC (S-FUD) is for Rover Carriers, a transportation company that provides service across North America.

The redesignation will allow the owners to utilize the land for vehicle storage on a temporary basis until such time the land is ready for development of ultimate uses. The land has easy access to East Freeway and is therefore well suited for the operation. The proposed uses are in keeping with the City's approach for utilizing the remnant lands east of Stoney Trail, which is not expected to have policy plans for the ultimate uses in the foreseeable future. The proposed uses are consistent with the existing temporary operations in the area.

The proposed Direct Control district will ensure the protection of the existing wetland on the parcel. The wetland delineation in Schedule C and the associated setback requirements in the Direct Control Bylaw is based on biophysical assessment prepared by qualified consultants and is prepared in collaboration with City Parks ecologists. The wetlands will be subject to further studies and consideration at the time of policy plan preparation for the ultimate uses.

We request Calgary Planning Commission and Council's support for the proposed uses which will allow the remnant land assets, east of Stoney Trail, to be utilized on an interim basis without compromising their developability for ultimate uses.