

Applicant Submission

4220 108 AV NE
Lot 5, Block 6, Plan 1811550
LOC2023-0215

24 June 2024

On behalf of Bari Investments Inc, we are seeking approval to redesignate 0.929 hectare or 2.30 acres from Industrial – General (I-G) District to Direct Control (DC) General (I-G) District, to allow a greater commercial aspect for the property. The following uses are proposed to be added to the Permitted Uses under the Direct Control:

- Artist's Studio;
- Financial Institution;
- Fitness Centre;
- Health Care Service;
- Indoor Recreation Facility;
- Information and Service Provider;
- Pawn Shop;
- Radio and Television Studio; and
- Retail and Consumer Service.

The following uses are proposed to be added as Discretionary Uses under the Direct Control:

- Cannabis Store;
- Drinking Establishment – Small;
- Liquor Store; and
- Payday Loan.

This proposed Direct Control is modeled after one that was recently approved by City Council for a parcel located immediately northwest of the subject parcel (Bylaw Number 40D2024).

The subject parcel is situated in the Jacksonport Industrial Park area: east of the Calgary International Airport; approximately 220 metres south of Country Hills Boulevard; and approximately 150 metres west of Metis Trail, both expressway road standards. Access to the airport has greatly improved with the opening of Airport Trail NE from the airport to Stoney Trail NE.

The owner does not anticipate a greater demand for bay-style industrial development in the area. Due to the one access to the site, truck maneuverability, typically associated with bay-style buildings in the I-G district, is limited. Intuitively, absorption will occur sooner if the Direct Control is approved.

We respectfully seek support from Administration, Calgary Planning Commission, and City Council for this proposed land use redesignation.