

Applicant's Submission

On behalf of the landowner, Jagroop 'Jack' Dhaliwal (herein, the landowner), QuantumPlace Developments Ltd. has been engaged to assist in the redesignation of the subject parcel (8500 23 AV SE) to facilitate Vehicle Storage – Large on the subject parcel. Using a Direct Control District allows the holding nature of the S-FUD land use to remain intact, while facilitating an interim use of the property until such time that ultimate development can occur. In proximity to the subject parcel, there are several other commercial car storages, including a large RV storage site to the northeast, and automobile storage to the north and east. The existing tenant of the home at 8500 23 AV SE is supportive of the proposed redesignation, and works on his own cars as a hobby on the parcel. Automobile related uses are prevalent in the area.

The City of Calgary has future plans to locate a cross-town BRT station near the subject parcel, and bisect the subject parcel with a future road alignment. Further, the subject parcel is covered by the growth management overlay, restricting new urban development. With this context in mind, the landowner is pursuing a land use, until the City of Calgary's plans are confirmed and ultimate development can occur in the area.

The Vehicle Storage – Large land use does not require additional servicing from the City, beyond a tie-in to the existing stormwater system along 84 ST SE. By its very nature, vehicle storage is a temporary use that is easily discontinued or relocated if and when the City moves ahead with its plans for this area. Because this application does not request or require "a land use amendment to accommodate fully serviced urban development" (Belvedere ASP, p.20), the Growth Management Overlay can remain intact, further ensuring the temporary nature of the proposed use.

Access to the Vehicle Storage – Large site will be provided via 23 AV SE. The existing residential use on the site is proposed to remain, as permitted under S-FUD, with a separate (existing) access. An engineered berm and fencing will be used to reduce aural and visual impacts on neighboring properties and the residence. Large existing trees will separate the residence from the proposed large vehicle storage area. Other impacts, such as lighting, dust, and access, shall be addressed to the satisfaction of City Administration and engineering at the development permit stage.

The landowner has tentative agreement with a Gravel Truck company to use the subject parcel for storage of their vehicles. No maintenance or repair of the trucks will occur on site. Use of the vehicle storage area would be on a five-year lease basis, to ensure the use's temporary nature, but allow a reasonable time for business planning. The storage area is proposed to occupy approximately 4.5 acres of the parcel, adjacent to 84 ST SE. Within this area, approximately 117 large-vehicle parking stalls could be provided. Exact details on location, design, and number of stalls will be determined at the development permit stage.

QuantumPlace conducted preliminary community outreach, informing adjacent owners of the project by delivering letters, and inviting comments. No concerns were identified, and we were not contacted with additional questions.

The proposed Direct Control District, adding the use Vehicle Storage – Large, is compatible with the adjacent land uses, applicable policy, and the City's future plans. Thank you for your careful consideration of the application.