

## **Applicant's Submission**

This land use redesignation application is for the property located at 910 46 Avenue S.E. Calgary, Alberta. The property is 2.32 hectares in size and is currently zoned as I-G Industrial-General. We are seeking approval from Calgary City Council to have the property redesignated as I-C Industrial-Commercial.

The purpose for the redesignation to I-C is so that the property can be used for vehicle sales which is not allowed under the I-G designation. The types of vehicles that would potentially be sold or rented on the property includes the following: ATV's, motorcycles, utility vehicles, personal watercrafts, scooters and snowmobiles. Another important aspect to this development is the potential to include a vehicle test track on the property in the future. The final size, location (on the property) and construction of a vehicle test track is not currently known but it is important that it be considered as a future component to this development. Regarding the existing buildings on the site, it is the intent at this time to make use of them.

The I-C Industrial-Commercial district is an industrial designation that allows light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas. The I-C Industrial-Commercial designation is a good fit for the desired use of the property due to the two aspects of this development being commercial and industrial. Much of the land in the area is currently zoned "industrial" and would therefore be compatible with a vehicle test track while still allowing for commercial use as well.