

Applicant's Submission



Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

The subject site is a portion of 38th Street SE, adjacent to 8945 38th Street SE, to be closed. It is legally described as Road Plan 0313134 and is located in the South Foothills Industrial Park. The area of the road to be closed is 0.519 ha (1.282 ac) and will be purchased by the adjacent land owner, Remington Development Corporation (Remington).

The subject site is currently zoned Special Purpose Future Urban Development District (S-FUD) in the City of Calgary Land Use Bylaw 1P2007. The proposed land use is Industrial – General (I-G) consistent with the neighboring land uses which provides for:

- a wide variety of light and medium general industrial uses and a limited number of support commercial uses;
- parcels typically located in internal locations;
- the application of discretion for parcels that share a property line with a major street or expressway to ensure an appropriate interface and compliance with City plans and policies;
- a limited number of non-industrial uses that may be appropriate due to building or parcel requirements generally found in industrial areas;
- uses and buildings that may have little or no relationship to adjacent parcels;
- appropriate controls to ensure screening of any outdoor activities; and
- limits on sales and office activities in order to preserve a diverse industrial land base.

The subject site (closed road) has been deemed to be surplus therefore the proposed road closure and land use re-designation is to facilitate the development of the adjacent site at 8945 38th Street S.E as identified on DP2017-5149 submitted in November 2017.

ISC: Protected