

## Applicant's Submission

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.

### PROPOSED DEVELOPMENT

The land use redesignation application for 6315 36 St SE will support the change in use from an existing warehouse to a U-Haul Moving and Storage store with self-storage and U-Haul truck and trailer share. The parcel is currently zoned I-G (Industrial General). In order to facilitate the land uses being proposed, the parcel must be redesignated to I-C (Industrial Commercial).

A pre-application meeting was conducted with the City of Calgary on March 22, 2018 (PE2018-00375) and no concerns were identified by the CPAG review team in terms of the land use amendment to facilitate the intended development. A development permit is forthcoming and will further identify details of the specific uses on site and address comments from the pre-application meeting.

### COMPATIBILITY WITH ADJACENT USES

This redesignation to accommodate the proposed land uses will be compatible with adjacent industrial land uses to the south and east, as well as commercial uses to the north of the site. The proposed I-C District and the proposed development are in compliance with the over-arching policies of the district in which it is located. Parking will be wholly located on the site and as such, no negative impacts are expected to affect adjacent land uses.

### POLICY OVERVIEW

**Southeast Industrial Area Structure Plan Compliance:** The Southeast Industrial Area Structure Plan (ASP) identified the area as an existing I-2 General Light Industrial District. The proposed uses are considered in compliance with intended light industrial uses and the commercial component of the intended use is small-scale in nature. The proposal complies with the Southeast Industrial ASP.

According to this policy document, the area is designated "Existing General Light Industrial". The purpose of such areas is to provide for a range of light industrial and associated uses that are compatible with each other and do not adversely affect surrounding non-industrial uses. As the proposed use results in the refurbishment of an existing building and retains in practice an industrial type use, the proposed development complies with this policy.

**Municipal Development Plan Compliance:** The City of Calgary Municipal Development Plan identifies the area as an Industrial – Standard Industrial Area. The proposal to redesignate the parcel within the scope of industrial uses is compliant with the MDP identified land use.

### SUMMARY

This application for a land use amendment will facilitate the refurbishment of a large warehouse in a prominent location along Barlow Trail SE. We trust that the above explanations and justification for redesignation are sufficient to motivate approval of the application.