

Applicant 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.

On behalf of KLS Earthworks & Environmental ('KLS'), Stantec Consulting Ltd. ('Stantec') is pleased to submit the attached Land Use Redesignation ('LUR') application for the lands located at 6020 94 Avenue SE, legally described as PLAN 8055AG BLOCK 1; LOTS 13, 14, and PLAN 0112417 BLOCK 1; LOTS 17, 18, ('subject lands'). The subject lands are bordered by 94 Avenue SE to the south, 60 Street SE to the east, and auto wrecking operations to the west.

PROPOSED DEVELOPMENT

KLS has recently purchased the subject lands with the intent of consolidating business operations to Calgary from Rocky View County. Previously owned by Calgary Aggregate Recycling ('CAR'), the subject lands have been operating under the non-conforming use of Asphalt, Aggregate and Concrete Plant within the Industrial – General (I-G) district of the Land Use Bylaw (1P2007). KLS is looking forward to working with the City to bring the subject lands into conformance through a Land Use Redesignation ('LUR') from I-G to Direct Control (DC) in order to improve the property, as well as enhance their business within the city of Calgary.

SOUTHEAST INDUSTRIAL ASP

The subject lands are located within the Southeast Industrial Area Structure Plan ('ASP'), and classified as "Existing I-4 Limited Serviced Industrial District". The I-4 district was established in the ASP due to the absence of key municipal services such as water and sanitary storm sewers in these areas, as well as poor access roads and lack of satisfactory storm drainage. Land uses in this district are intended to include limited building area, generate of low traffic volumes, and minor water/sanitary sewer needs. The subject lands currently conform with this description of I-4; having limited building area within the large parcel, while generating low traffic volumes and requiring minimal water and sanitary sewer services.

Since adoption of the ASP in 1996, access to municipal infrastructure has significantly improved in the area through surrounding development over time. Connections in this area to key municipal services such as water, sanitary sewer, and storm are now readily available, in addition to improved access roads along 94 Avenue and 60 Street SE.

Based on current City policy, redesignating the subject lands to Industrial – Heavy (I-H) as a means to bring the Asphalt, Aggregate and Concrete Plant use into conformance would require an amendment to the ASP. This amendment would redesignate the lands as "Existing I-3 Heavy Industrial District" within the ASP to accommodate the existing use. However, since the use of Asphalt, Aggregate and Concrete Plant has been functioning successfully at this location prior to and since adoption of the ASP, a redesignation to DC with a base district of I-G has been chosen as a more appropriate option.

The DC will add the discretionary use of Asphalt, Aggregate and Concrete Plant to the I-G base district, allowing the subject lands to remain in conformance with the intent of the Southeast Industrial ASP while bringing the subject lands into conformance with the Land Use Bylaw. This option was looked upon favourably by City staff during the June 14, 2018 pre-application meeting (refer to pre-application comments PE2018-00744), and would afford KLS the opportunity to consider site improvements in the future.

PRE-APPLICATION COMMENTS

We appreciate the feedback obtained from the pre-application meeting held June 14, 2018, and are proceeding with the DC application as recommended. At this time, KLS intends to leave the current titles as is and will utilize buildings of a temporary nature on the Subject Lands. Should KLS choose to consolidate operations in the future, we appreciate being made aware of the development permit, offsite levy, and consolidation requirements both during the pre-application meeting and through the Pre-Application Assessment Form – CPAG review dated June 28, 2018.

ISC: Protected