

Applicant's Submission



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August 9, 2018

The City of Calgary
Planning, Development & Assessment
800 Macleod Trail SE
P.O. Box 2100, Station M (#8108)
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**APPLICANT SUBMISSION: SADDLERIDGE INDUSTRIAL
4120 - 67TH AVENUE NE**

On behalf of Parminder Sandhu (2045478 Alberta Ltd.), IBI Group requests a making a land use application at 4120 67th Avenue NE. In support of this, an application fee will be paid, in person, to the City of Calgary in the amount of \$10,979.00.

As outlined in the Pre-application Requirement Checklist the following information is required for this submission:

Applicant's Name:	IBI Group Attn: Elvin Karpovich
Applicant's Address:	Suite 500, 611 Meredith Road NE Calgary, AB T2E 2W5
Contact Information:	Telephone: 403-270-5600 Mobile Number: 403-804-5350 Facsimile Number: 403-270-5610 Email Address: EKarpovich@IBIGroup.com
Company Represented by IBI Group:	2045478 Alberta Ltd.

Our client would like to amend the land use of approximately 1.66ha (4.10 ac) located in the community of Saddleridge Industrial. The subject site is situated on the north side of 67th Avenue N.E. and east of 40th Street NE. The Calgary airport is directly west of the site and it is easily accessible from 64th Avenue NE via Metis Trail.

The parcel is currently zoned S-FUD Future Urban Development and is adjacent to I-O Industrial-Outdoor District. The proposed land use for this site is DC (I-O) Industrial District with an intended interim use of a gravel parking & storage lot for transport trailers and/or recreational vehicles. The eventual permanent plan will be for a landscape construction equipment storage and bulk storage and sales. A subject site exhibit has been attached to this letter for reference.

In accordance with the ASP policy, lands south of 80 Avenue NE are only to be re-designated or redeveloped for: a) fully-serviced industrial uses; or **temporary uses**, provided that these temporary uses do not compromise future development or subdivision of the site. Within South Cell F, a limited range of interim land uses have been supported for many of the parcels in the

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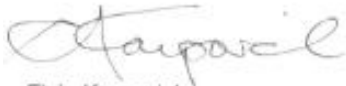
past. The proposed storage and bulk sales of landscaping materials (mulch, aggregate, etc.) would appear to meet the intent of the ASP regarding interim uses. Most of the parcels within Cell F are designated Industrial Outdoor (I-O) District which is intended to implement the general ASP direction that allows for interim land uses and prevents further subdivision or serviced uses until a comprehensive plan is assembled and a critical mass of land is assembled in order to justify necessary servicing improvements/extensions.

The proposed use would appear to align with the definition of "Storage Yard" which is allowable under I-O. The proposed retail sales component is more in keeping with "Seasonal Sales Area" associated with the storage yard use. Therefore a DC District based on the I-O is being requested in order to incorporate the sales component.

We are respectfully requesting a DC (I-O) land use district that with the only request being the added use of a "Storage Yard". We look forward to your comments regarding this application.

Respectfully,

IBI GROUP



Elvin Karpovich
Director

cc: Parminder Sandhu, 2045478 Alberta Ltd.

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