

Applicant's Submission

The application seeks a Land Use Redesignation ('LUR') application for the Subject Lands identified below:

12725 52 ST SE legally described as 4;29;23;10;1.

The Land Use Redesignation is sought to facilitate the maintenance and storage facility ('MSF') required to operate the Green Line Light Rapid Transit ('LRT') project. The subject lands consist of a single parcel owned by the City of Calgary that is currently designated as two separate Direct Control districts. The subject lands are currently vacant and undeveloped and form with the adjacent parcel to the immediate west (12655 52 ST SE - 4;29;23;10;SE) to form the development site for the MSF.

The proposed MSF use falls within the Land Use Bylaw 1P2007 use definition of Municipal Works Depot, a use which is not identified as a Permitted or Discretionary use within the applicable Direct Control districts. To accommodate the MSF use, this LUR application proposes to redesignate the Subject Lands from Direct Control(DC) to Special Purpose - City and Regional Infrastructure District (S-CRI) on the basis that the Municipal Works Depot use is a Permitted Use within the S-CRI district, and the MSF site will be entirely zoned within a single land use district (the adjacent 12655 52 St SE is currently zoned S-CRI).

The MSF represents a critical component of the operation of the Green Line transit project and it is located immediately adjacent to a section of the first stage of the project. Additionally, the Subject Lands are located within an industrial employment area, which contextually supports a Municipal Works Depot use. The location of employment lands adjacent to the site also serve transit user access to their employment through the Green Line.