

**REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD**

DATE: July 21, 2022; October 13, 2022; April 13, 2023	APPEAL NO.: SDAB2022-0033 FILE NO.: DP2022-02110
APPEAL BY: Alison Karim-McSweeney for International Avenue BRZ	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a Change of Use: Salvage Yard was approved at <u>1848 54 Street SE.</u>	LAND USE DESIGNATION: I-G Discretionary
COMMUNITY OF: Forest Lawn Industrial	DATE OF DECISION: June 10, 2022
APPLICANT: Khanali Gulnazar, represented by Rick Grol	OWNER: KSS LAND CORP, represented by Rick Grol

The hearing commenced on July 21, 2022, with consideration of procedural and jurisdictional issues. The Board adjourned the hearing to October 13, 2022. The hearing was further adjourned to April 13, 2023.

Notes:

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an “affected person” will be made by the Board if required.
- This Report is provided as a courtesy only. The Board’s record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature. The Board’s record may be viewed at the Appeal Board office at: 4th Floor, 1212 31 Avenue NE, Calgary, Alberta during regular office hours.



In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee.

Municipal Address of Site Under Appeal [required]	1848 54 Street SE
Development Permit/Subdivision Application/File Number [required]	DP2022-02110
Name of Appellant [required]	International Avenue BRZ
Agent Name (if applicable)	Alison Karim-MSwiney
Street Address [required]	250, 3515 17 Avenue SE
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2A 0R5
Residential Phone # [required]	(430) 248-7288
Business Phone #	
Email Address [required]	intave@shaw.ca

APPEAL AGAINST

Required field. Check one item only: for multiple appeals you must submit another Notice of Appeal.

Development Permit Approval

Final Date of Appeal: July 07, 2022

SDAB Number: SDAB2022-0033

Fee Paid: Yes

Hearing Date: July 21, 2022

Date Received: June 27, 2022

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]

The International Avenue Business Revitalization Zone's mandate is to promote, improve and create a more pleasant environment in which to live and shop. We are not in support of this application for several reasons as outlined attached.

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated Presentation Time

2 hours

Will you be using an agent/legal counsel? [required]

Unknown

Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required]

No

If yes, what are the issues?

Do you anticipate bringing any witnesses/experts to your hearing? [required]

Unknown

If yes, how many will you be bringing?

I confirm and acknowledge that

- *I have read and understood this form;*
- *The information I have provided is accurate to the best of my knowledge; and*
- *I am responsible for paying the appeal fee and my notice of appeal will not be considered filed until my appeal fee has been received.*

Submission Date

2022-06-27

This personal information is collected under the authority of the Freedom of Information and Protection of Privacy Act, section 33(c) and the Municipal Government Act, Sections 678 and 686. THIS INFORMATION WILL BE USED FOR PROCESSING YOUR APPEAL AND WILL BECOME PART OF A PUBLIC AGENDA. If you have any questions regarding the collection of this information, contact the Tribunal Coordinator, City Appeal Boards at 403-268-5312 or PO Box 2100, Stn "M", #8110, Calgary, AB, T2P 2M5.



If you require further information regarding appeal deadlines and procedures, please contact the SDAB office at:

Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca



Re: DP2022-02110 Change of Use: Salvage Yard – 1848 54 Street SE- APPEAL AGAINST APPROVAL

Dear Sub-Division Appeal Board:

The International Avenue Business Revitalization Zone's mandate is to promote, improve and create a more pleasant environment in which to live and shop. We are not in support of this application for several reasons as outlined below.

The International Avenue district has recently undergone significant improvements to a multi-modal boulevard including wide sidewalks, BRT Stations, and more pedestrian related amenities. The site in question is within the area where the ARP should be adhered to achieve the vision. The following concerns are significant and therefore speak to the incompatibility of the change of use and the incongruent nature of this proposal to improving the community, industrial, and commercial areas as follows:

3.1.9.1 Historic industrial uses in commercial areas should be allowed to remain, but not to expand due to industrial impacts on residential uses (e.g., lighting, noise, and traffic). This is a non-conforming use and therefore should be disallowed and is not historic in nature.

3.4. 4. Emphasize uses that contribute to improving energy efficiency, improving air quality, minimizing water and soil pollution, and minimizing the ecological footprint. This proposal for a change of use to a salvage yard would be counter to the above policy. The impact on soil pollution, possible water saturation of chemicals from vehicles, metals and other issues associated must be avoided.

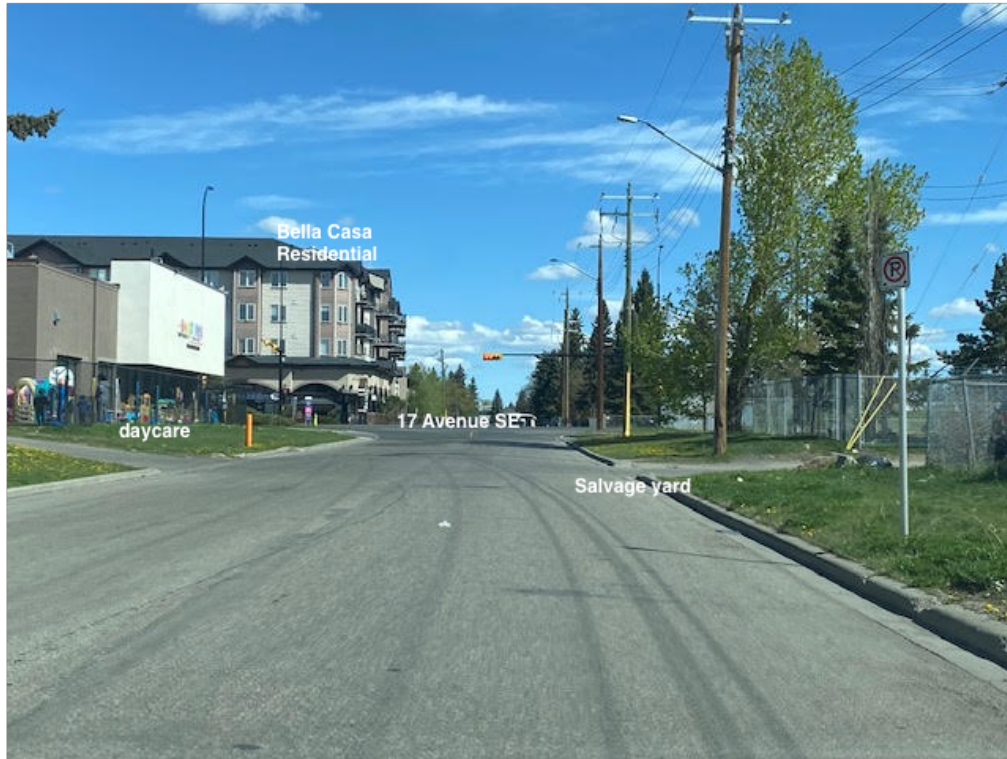
3.4.4.1 Site and building design in the Special Area shall conform to the policies of the Developed Areas Guidebook, with the additional following policies:

Reduce the presence and amount of surface parking visible from 17 Avenue S.E. The site is behind a site that needs to be redeveloped, this would be a visual blight, have a possible health impact and a deterrent away from a new building being developed with this use next door. Furthermore, it likely could impact the value of the adjacent land making it less valuable which could hinder redevelopment efforts as a result.

3.4.4 .1 Reduce the presence and amount of surface parking visible from 17 Avenue S.E. This site is visible from 17th Avenue SE and from buildings nearby.

3.4.5 d. New industrial development should incorporate building forms and features that will allow for flexibility and future transition to greener industries. Clearly the change of use to a salvage yard would be deleterious with this policy.

The site is adjacent to an existing day care which has an outdoor play area for the children. The salvage yard is across the street to the east from this play area and creates an unsafe, is visually negatively impactful to the quality of the children's play time, incorporates noise and possible negative environmental impacts to their enjoyment of that space. The play area is close, under 10 m away and will have a substantial, harmful impact. Within 100 m of the proposed site is the Bella Casa Apartments and this use will impact the existing residential use as well.



Our organization is not in support of this change of use and finds no positive reason for this to be allowed as it will be a prodigious negative deterrent for any future redevelopment in the area as well as an adverse impact on existing uses as well. Thank you for the opportunity to provide comment.

Kindest Regards,

Alison Karim-McSwiney, MIPM (UK), BA, BREC
Executive Director

c.c. Elizabeth Daniels, FLCA

250, 3515 17 Avenue SE, Calgary, AB, T2A 1R5 403-248-7288 www.intlave.ca



The City of Calgary
Planning and Development

Development Authority Appeal Response

Appeal Number: SDAB2022-0033

Development Permit Number: DP2022-02110

Address: #B 1848 54 ST SE

Description: Change of Use: Salvage Yard

Land Use: Industrial – General (I-G)

Community: Forest Lawn Industrial

Identified Appeal Body:

- ☒ Subdivision and Development Appeal Board (SDAB)
- ☐ Land and Property Rights Tribunal (LPRT)

If LPRT is the appeal body, please provide reason:
Not applicable

Development Authority Attendance: Tentative

Use: Discretionary

Notice Posted: Not Required

Public Response(s) Received? Yes, responses included in the Board Report

Applicable Planning Policies:

- International Avenue Area Redevelopment Plan

Bylaw Relaxations:

The development does not require Land Use Bylaw relaxations.

Additional Factors, Considerations, and / or Rationale:

1. In making their decision, the Development Authority applied Section 35 of the Land Use Bylaw.
2. The parcel is on the corner of 54 ST SE and Hubalta RD SE. Access to the parcel is from Hubalta RD SE. To the north is a vacant lot designated as commercial, to the east is industrial, to the south is a rail line, and to the west is industrial.
3. Salvage Yard is a discretionary use in the Industrial – General District.
4. The proposed development complies with the use rules of section 288.1 for Salvage Yard.
 - (a) means a **use**:
 - (i) where any of the following are stored, dismantled or crushed:
 - (A) **dilapidated vehicles**; and
 - (B) damaged, inoperable or obsolete goods, machinery or equipment, building materials, or other scrap material;
 - (ii) where motor vehicles in their complete and operable state are not displayed or sold;
 - (iii) where part or all of the **use** takes place outside of a **building**;
 - (iv) that may have equipment located outdoors to assist in the processes and functions of the **use**;
 - (v) that may have the incidental sale of parts and materials that are recovered from the **dilapidated vehicles**, goods, machinery or equipment, building materials, or other scrap material;
 - (vi) that may have a **building** for administrative functions associated with the **use**;
 - (vii) that does not involve the manufacture or assembly of any goods; and
 - (viii) that does not involve the servicing or repair of anything;
5. The parcel is within the International Avenue Area Redevelopment Plan (ARP) in the Eastern Parkway zone.
 - a. 3.4 Eastern Parkway zone (from 52 Streets S.E. to Stoney Trail)

- b. The Eastern Parkway zone has the benefit of allowing for efficient regional commuting, providing good connectivity to Elliston Park, and accommodating a variety of compatible land extensive uses (e.g. horticulture, storage buildings, community garden, urban agriculture, industrial parks).
- 6. Map 3 in the ARP identifies the parcel as Employment – Industrial. See Map A below titled Map 3 - Land use concept.
 - a. 2.3 Land use concept elements (building blocks)
 - b. **Employment – Industrial**
 The Employment – Industrial building block is located in the eastern end of the plan area. It provides for a broad variety of industrial uses and intensities, protecting industrial land for primarily industrial uses, while allowing strategic non-industrial uses to support employees in the area.
- 7. Previous approvals indicate the uses on the site have been automotive related.
 - a. Automotive sales, recreational & commercial vehicle equipment repair, service, sales, & rental
 - b. Auto body shop, snowmobile parts manufacturing
- 8. Direct Control, DC80Z95 (DC) was the previous land use district. Under this DC the land use designation was I-2 General Light Industrial of Land Use Bylaw 2P80. In 2021, a land use amendment, LOC2021-0048, changed the land use from DC to Industrial – General (I-G) of Land Use Bylaw 1P2007. The land use amendment allows for a range of industrial uses. This amendment is consistent with the land use classification shown on Map 3 of the ARP.
 - a. Policy 3.1.1 Land use redesignations should be consistent with the land use classifications shown on Map 3: Land use concept. Policies associated with these categories are contained within this plan and the Developed Areas Guidebook.
- 9. In response to the Notice of Appeal:
 - a. The subject parcel is located in the Employment – Industrial building block. Section 2.3 of the ARP and Map 3 Land use concept.
 - b. The Employment – Industrial building block is intended to protect industrial land for industrial uses.
 - c. Policy 3.4.4 refers to site and building design in the Special Area. Map 3 Land use concept appears to show parcels along 17 AV SE. The subject parcel does not front onto 17 AV SE. There is a parcel and a lane between the subject parcel and 17 AV SE.
 - d. The daycare is about 20 metres from the northwest corner of the subject parcel. The land use bylaw does not have a separation distance from the use of child care service to the use of salvage yard or any industrial uses.
 - e. Outdoor play areas for a child care service require screening as per the Land Use Bylaw 165 (c).

International Avenue Area Redevelopment Plan

3.1 General policies

This section outlines policies that apply to all areas within the International Avenue ARP and must be read in conjunction with the policies for each specific policy area.

Policy

- 3.1.1** Land use redesignations should be consistent with the land use classifications shown on Map 3: Land use concept. Policies associated with these categories are contained within this plan and the Developed Areas Guidebook.
- 3.1.2** Unless otherwise specified, auto-service uses, drive-throughs and large-scale regional development ("large format development") are prohibited.
- 3.1.3** Surface parking in front of buildings and vehicular access directly from 17 Avenue S.E., is prohibited, except where traditional service roads with angle or parallel parking are introduced as part of comprehensive redevelopment of a block.
- 3.1.4** Buildings should be designed to form a consistent and strong edge to streets and public places, define the spatial and visual quality and support the gathering functions at street corners.
- 3.1.5** The siting of buildings should respond and enhance the unique characteristics of the site to create unique architecture and take advantage of the location overlooking Calgary's city centre and the mountains.
- 3.1.6** The maximum street frontage for lobbies located on the ground floor is 7.5 metres.
- 3.1.7** Comprehensive site layouts and phasing for larger site developments shall be provided to ensure sufficient landscaping, at-grade level amenity areas and good pedestrian connectivity to sidewalks or other public realm.
- 3.1.8** Consolidation of small parcels to help achieve height or density objectives is encouraged.
- 3.1.9** The following policies apply to the commercial development:
 - a. Large format retail/commercial establishments should not be allowed.
 - b. Commercial expansion into residentially-designated land should be designed in a manner which is responsive to the local context. Commercial development or expansion of commercial development should consider the following policies:
 - i. land for the sole purpose of additional standalone surface parking is prohibited;
 - ii. the required side and rear yard setbacks should not be relaxed; and
 - iii. where commercial uses are adjacent to residential uses without an intervening lane, a 5 metre landscaped buffer is required.
 - iv. Ensure that the design of the rear façade of commercial and mixed-use buildings is sympathetic to adjacent residential uses on the opposite side of the rear lane and uses materials and details of a standard similar to the front façade of the building.
 - c. Encourage consolidation of existing shallow parcels fronting 17 Avenue S.E. with the parcels at the rear to provide larger parcels that enable larger development to occur to achieve the recommended building heights and density targets in the Plan Area.
 - d. A mix of small-scale retail commercial development and residential uses are encouraged along the ground floor. Ground floor units should be flexibly designed to be able to accommodate both commercial and residential uses.

Composition

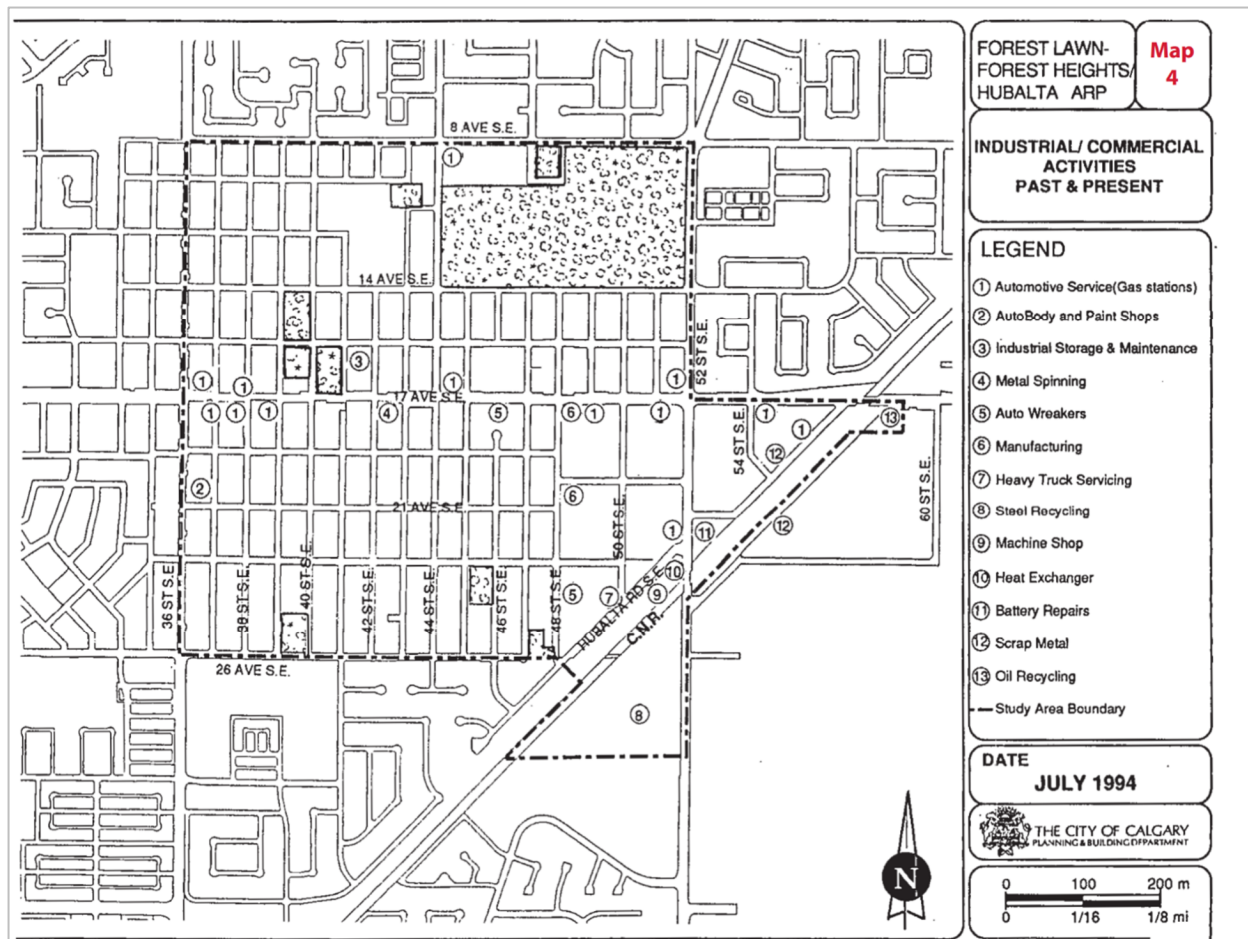
- 3.4.1** As shown on Map 3: Land Use Concept, the Eastern parkway Zone consists of:
- Community – Centre development
 - Community - Mid-Rise development
 - Special area
 - Employment – Industrial development
- 3.4.2** Site and building design in the Community – Centre area shall conform to the policies of the Developed Areas Guidebook.
- 3.4.3** Site and building design in the Community – Mid-Rise area shall conform to the policies of the Developed Areas Guidebook.
- 3.4.4** Site and building design in the Special Area shall conform to the policies of the Developed Areas Guidebook, with the additional following policies:
- a. Reduce the presence and amount of surface parking visible from 17 Avenue S.E.
 - b. Reduce the number of vehicular access points to 17 Avenue S.E.
 - c. Where driveways cannot be avoided, use of screening, alternative or shared vehicular access, or separating the parking area into smaller, enclosed compartments is encouraged.
 - d. The development of a site for a single use, if allowed by the development authority, should be undertaken in a manner that permits or facilitates future conversion or redevelopment for a multi-use development.
- 3.4.5** Site and building design in the Employment – Industrial area shall conform to the policies of the Developed Areas Guidebook, with the additional following policies:
- a. Public amenity spaces for employees should be located in close proximity to the street to encourage activity.
 - b. Parking shall be located to the rear of buildings, underground or away from the street with screening.
 - c. Articulated façades and varying setbacks are encouraged to create outdoor amenity space for employees.
 - d. New industrial development should incorporate building forms and features that will allow for flexibility and future transition to greener industries.

Map A - from International Avenue Area Redevelopment Plan

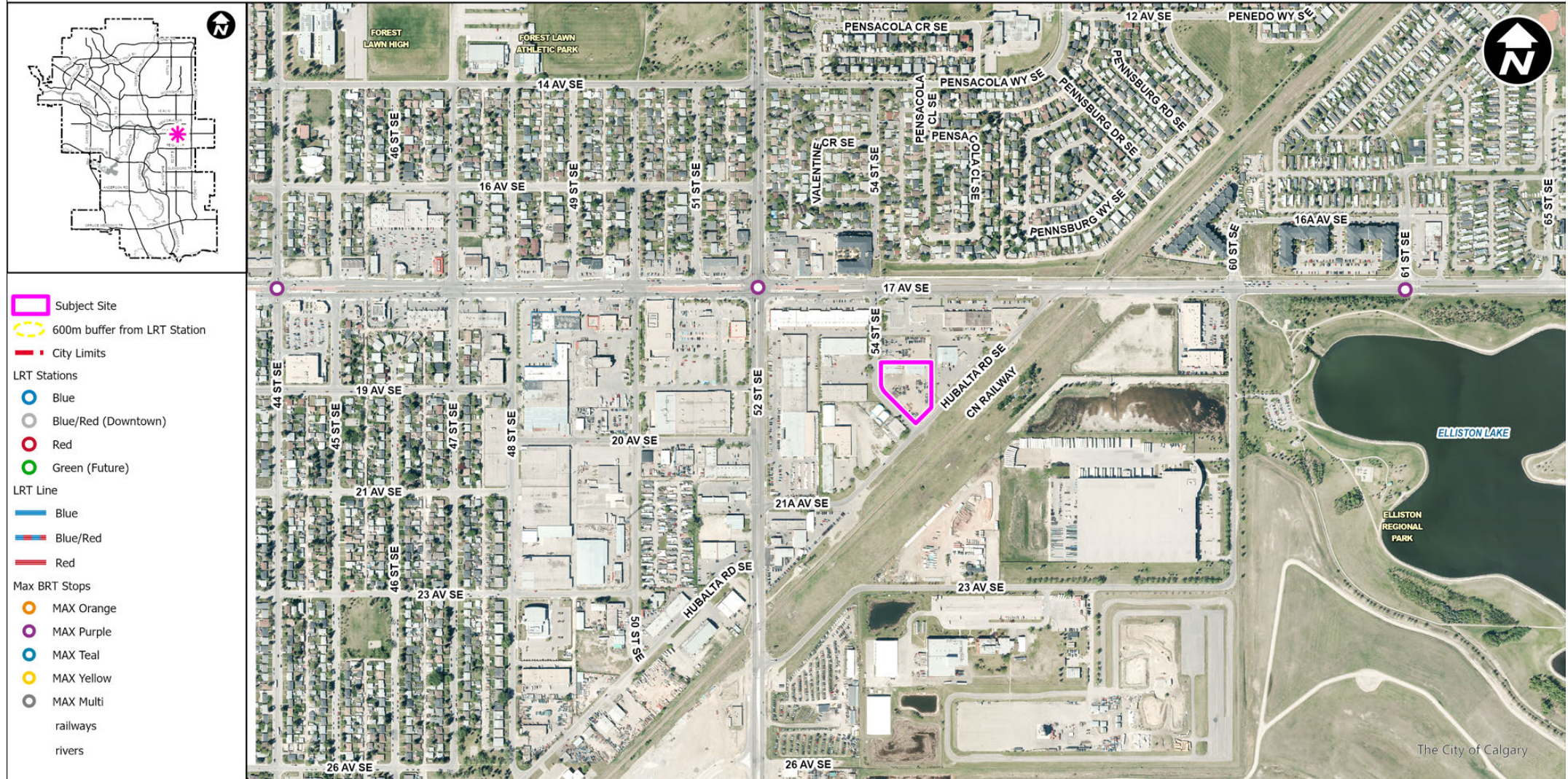


Map B - from Forest Lawn – Forest Heights / Hubalta ARP



This map dated July 1994 indicates the industrial activity on the parcel was scrap metal.



Community Context SDAB2022-0033

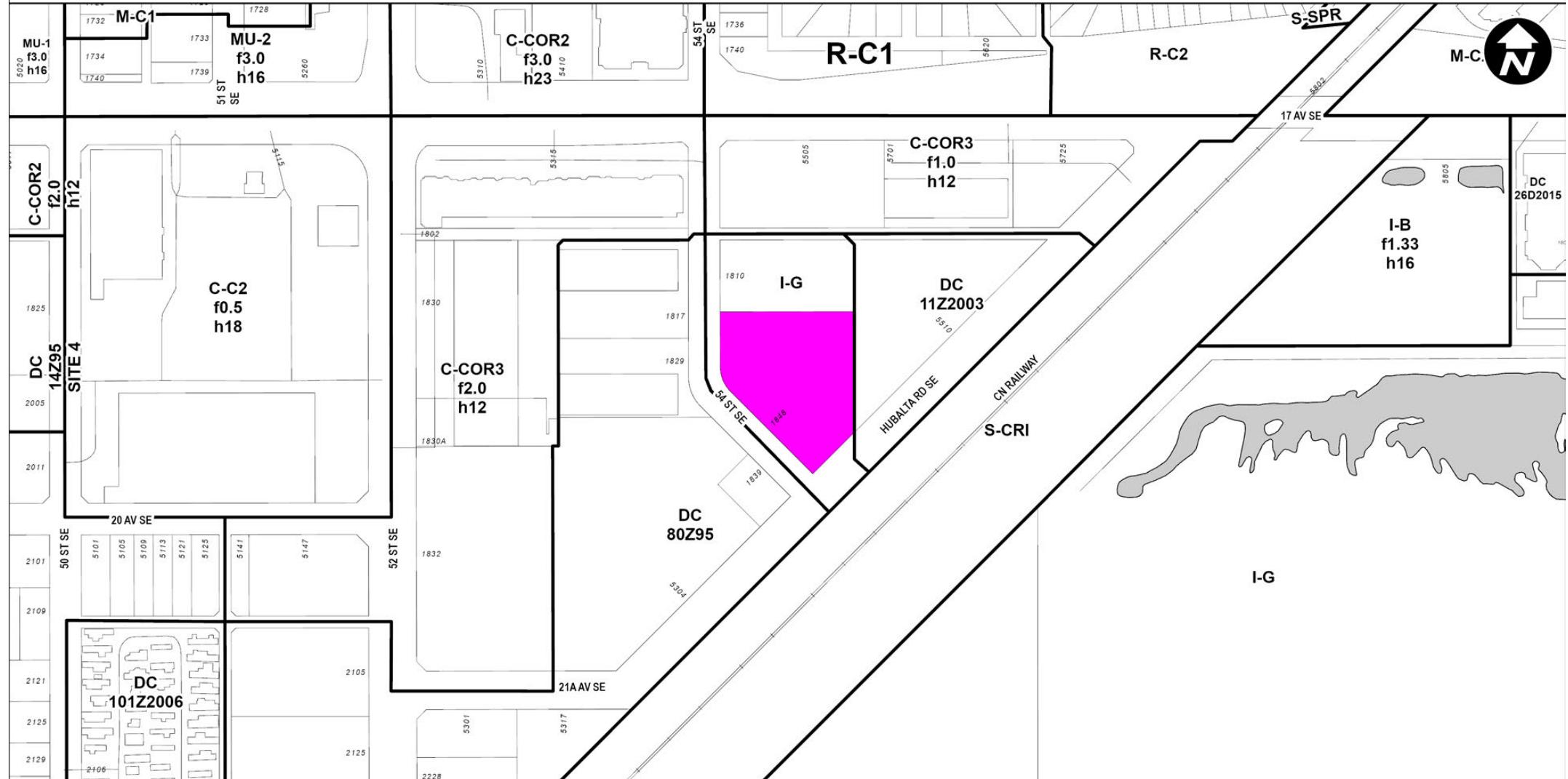


Site Context SDAB2022-0033

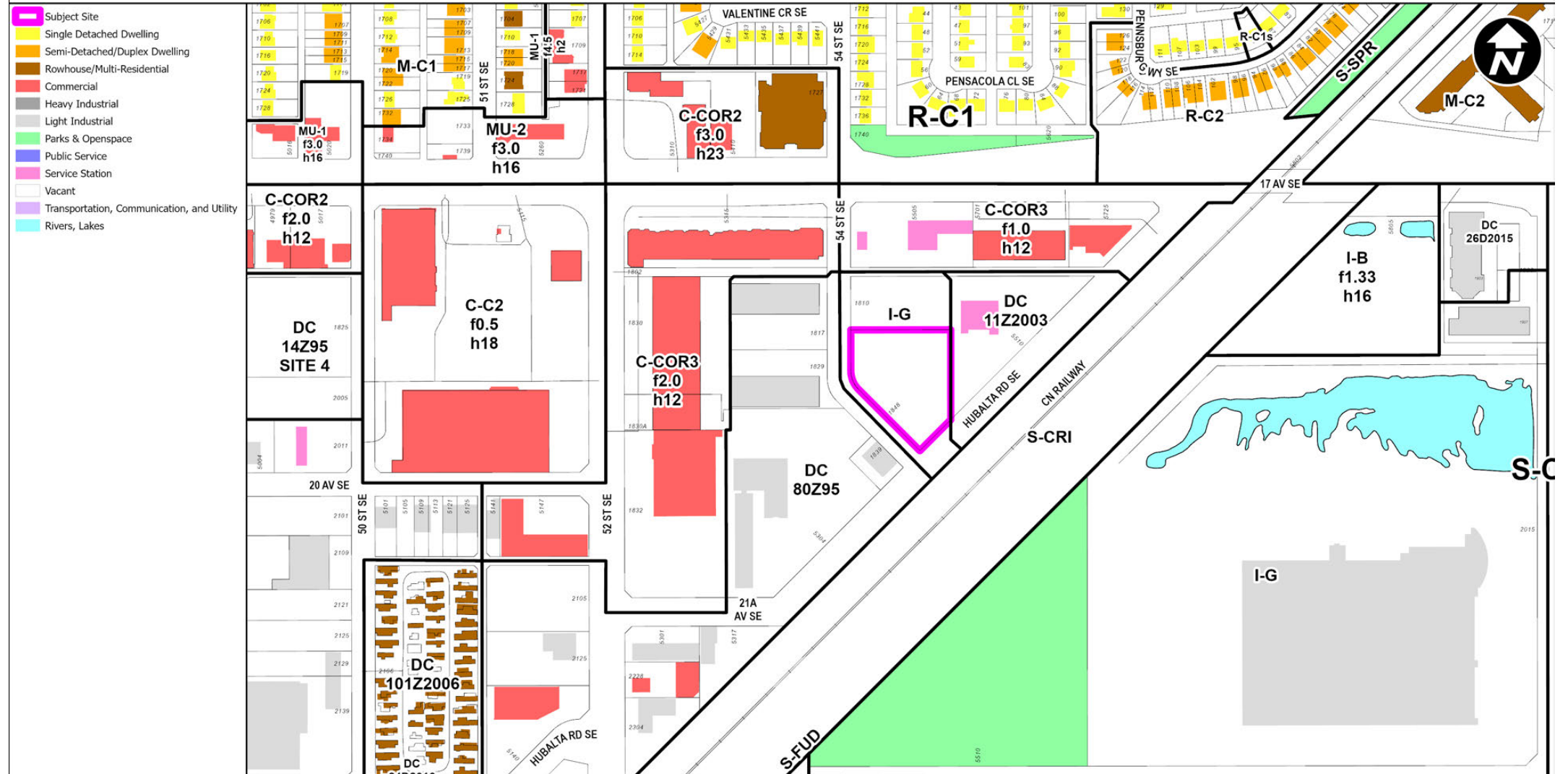
-  Subject Site
 600m buffer from LRT Station
 City Limits
- LRT Stations**
 Blue
 Blue/Red (Downtown)
 Red
 Green (Future)
- LRT Line**
 Blue
 Blue/Red
 Red
- Max BRT Stops**
 MAX Orange
 MAX Purple
 MAX Teal
 MAX Yellow
 MAX Multi
 Bus Stop
 railways
 rivers



Land Use Districts SDAB2022-0033



Surrounding Land Use SDAB2022-0033





June 10, 2022

ALI, GULNAZAR KHAN
[REDACTED]
[REDACTED]

Dear Applicant:

RE: Notification of Decision: DP2022-02110

Subject: Change of Use: Salvage Yard

Project:

Address: 1848 54 ST SE

#B 1848 54 ST SE

This is your notification of decision by the Development Authority to approve the above noted application on June 10, 2022.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. Advisory Comments, if applicable, are also attached and are intended to be of assistance in obtaining additional permits and supplementary information for the successful completion of your development.

Development approved by this permit must commence by June 10, 2023 or the development permit shall cease to be valid.

The decision will be advertised beginning June 16, 2022 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight July 7, 2022. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

If you wish to appeal, submit your appeal with reasons and the \$200.00 filing fee to the Subdivision and Development Appeal Board within 21 days of this notice of decision being given. The appeal may be filed online at www.calgarysdab.ca or in person or by mail.

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 587-224-4099 or by email at Garrett.Murray@calgary.ca and assist me by quoting the Development Permit number.

Sincerely,

Garrett Murray
Senior Planning Technician
Planning and Development
Attachment(s)



**DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

DP2022-02110

This permit relates to land in the City of Calgary municipally described as:

1848 54 ST SE

#B 1848 54 ST SE

Community: **Forest Lawn Industrial**

L.U.D.:I-G

and legally described as:

316GV;4;1

and permits the land to be used for the following development:

Change of Use: Salvage Yard

The present owner and any subsequent owner of the above described land must comply with any attached conditions.

The development has been approved subject to any attached conditions and to full compliance with the approved plans bearing the stamp of approval and the above development permit number.

Decision By: **Development Authority**

Date of Decision: **June 10, 2022**

Development Authority **Melanie D Meadows**

File Manager: **Garrett Murray**

Release Date: _____

This permit will not be valid if development has not commenced by: June 10, 2023

This Development Permit was advertised on: **June 16, 2022**

This is NOT a Building Permit

In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. further information, you should contact the City of Calgary, Planning, Development & Assessment - Building Regulations Division.

WARNING

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Applicant: **ALI, GULNAZAR KHAN**
Address: **244 TARINGTON CLOSE NE**
City: **CALGARY, AB, T3J 3Z2**
Phone: **[REDACTED]**

Complete Address and Legal Description listing for Development Permit DP2022-02110

Address Type	Address	Legal Description
Building	1848 54 ST SE	
Parcel	1848 54 ST SE	316GV;4;1
Suite	#B 1848 54 ST SE	



Conditions of Approval – Development Permit

Application Number:	DP2022-02110
Application Description:	Change of Use: Salvage Yard
Land Use District:	Industrial - General
Use Type:	Discretionary
Site Address:	1848 54 ST SE
Community:	FOREST LAWN INDUSTRIAL
Applicant:	ALI, GULNAZAR KHAN
Planning:	GARRETT MURRAY 587-224-4099 Garrett.Murray@calgary.ca

Permanent Conditions

The following permanent conditions shall apply:

Planning

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
2. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

Planning

3. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
4. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
5. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
6. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.



**APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

364022319-001
Taken By:

Application Date **Mar 29, 2022**

APPLICATION NO DP2022-02110

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

Total Fees: \$624.00

Cart #:

Applicant: **ALI, GULNAZAR KHAN**
Address: **244 TARINGTON CLOSE NE**
City: **CALGARY, AB, T3J 3Z2**
Phone: [REDACTED]

Parcel Address: **1848 54 ST SE**
Legal: **316GV;4;1**
Building Address: **1848 54 ST SE**
Legal:
Suite Address: **#B 1848 54 ST SE**
Legal:

Parcel Owner: **KSS LAND CORP.**
1848 54 ST SE
CALGARY AB CANADA T2B 1N4
e-mail: **Not Available**

L.U.D.: **DC 80Z95**

Community: **FOREST LAWN INDUSTRIAL**
Sec. Number: **11E** Ward: **09**

Description: **Change of Use: Vehicle Sales - Minor, Storage Yard**

Proposed Development is: **Discretionary**

Proposed Use: **Other**

I agree to receive correspondence via electronic message related to this application.

By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning and Development to inactivate and cancel incomplete applications.

Applicant / Agent Signature: _____ Date: _____

The personal information on this form is being collected under the authority of The Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) and amendments thereto. It will be used for the permit review and inspection processes. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. The name of the applicant and the nature of the permit will be available to the public. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Track your application on-line with **VISTA** Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) **DP2022-02** [REDACTED]
or call our Planning Support Centre at (403)268-5311.



Application Form Use Questionnaire

Before you apply:

- For instructions on how to submit this application, refer to the appropriate permit requirement list on Calgary.ca/carls
- If this application is related to a new or moved business, please start the process with a business licence application. For instructions on applying for a business licence, visit the 'How to Apply' section on: Calgary.ca/startbusiness

SECTION 1: Who is applying?	
Applicant <input checked="" type="checkbox"/> Business Owner <input type="checkbox"/> Agent Representing Business Owner	
Applicant Name: Khanali Gunazar	Company Name (if applicable): AB Auto Parts LTD
Email: [REDACTED]	Phone Number (during business hours): [REDACTED]

SECTION 2: Business Information		
Business Address (including the unit number): 1858 54 Street SE Calgary, AB, T2B 1N4	What floor is the Business on: Main Floor	Total area of the Business: <input type="checkbox"/> ft ² lot:9937 building 585 <input checked="" type="checkbox"/> m ²
Name of the Business: AB Auto Parts LTD	Business Identification Number (BID): 15981855	

SECTION 3: How will you be operating?	
1 Will the Business be: (check one that applies)	
<input type="checkbox"/> Taking over an existing business	<input type="checkbox"/> Making changes to the current business
<input type="checkbox"/> Taking over an existing business and making changes	<input checked="" type="checkbox"/> New to this location
2 Describe the type of Business (i.e. retail, restaurant, or warehouse):	
3 Describe any changes being made to the business (i.e. adding business activities or square footage): <input checked="" type="checkbox"/> N/A	

SECTION 4: Building Code	
1 Are you proposing any construction or alterations to the space?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2 Are you the first tenant to occupy the space?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3 Are you moving, replacing or constructing new walls, mezzanines or floor assemblies?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4 Are you sharing space with another tenant?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION 5: Additional Information	
1	Does the proposal involve a school, child care facility, overnight medical facility, residence, or food, drink and/or cannabis business, as either the primary or ancillary use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2	Is a waste management, recycling, or wastewater treatment facility being proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
NOTE: The <u>Subdivision and Development Regulation</u> prohibits alcohol, hospital, food establishment, and residential uses from being approved within waste management facility setbacks. Click here for more information.	

SECTION 6: Automotive Business Types <input checked="" type="checkbox"/> N/A	
<ul style="list-style-type: none"> Passenger Vehicles includes those such as cars, trucks, and vans Commercial Vehicles includes those such as buses, cube vans, dump trucks, flatbed trucks, or tractor trailers (4536 kg or greater) Recreational Vehicles includes those such as motor homes, travel trailers, fifth wheel travel trailer, or boats (provides accommodation) 	
1 Will the Business: (check all options that apply)	
<input type="checkbox"/> Repair or Servicing Vehicles: (check all that apply) <input type="radio"/> Passenger Vehicles (3 or less at a time) <input type="radio"/> Passenger Vehicles (4 or more at a time) <input type="radio"/> Commercial Vehicles <input type="radio"/> Recreational Vehicles <input type="checkbox"/> Auto Body/Paint Shop	<input type="checkbox"/> Vehicle Sales: (check all that apply) <input type="radio"/> Passenger Vehicles (5 or less at a time) <input type="radio"/> Passenger Vehicles (6 or more at a time) <input type="radio"/> Commercial Vehicles <input type="radio"/> Recreational Vehicles <input type="checkbox"/> Car Wash
<input type="checkbox"/> Vehicle Rentals: (check all that apply) <input type="radio"/> Passenger Vehicles (5 or less at a time) <input type="radio"/> Passenger Vehicles (6 or more at a time) <input type="radio"/> Commercial Vehicles <input type="checkbox"/> Gas Bar <input type="checkbox"/> Other	
NOTE: For Change of Use Development Permits, if any part of the proposed business activity is located outside (i.e. Auto Sales or Outside Storage) one copy of a Site Plan is required with this submission. For details on the Site Plan requirements, please refer to this checklist and click here for sample drawings.	

SECTION 7: Industrial, Warehouse, Manufacturing Business Type <input type="checkbox"/> N/A	
1	Will there be the production or storage of food products? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2	Will there be a sales and/or display area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, what is the total size of the sales and/or display area? <input type="checkbox"/> ft² <input type="checkbox"/> m²	
3 Provide a detailed description of your business:	
Storing dismantling Vehicle, No selling Vehicle	

SECTION 8: Food Preparation Business Types <input checked="" type="checkbox"/> N/A		
1 Will the Business: (check all options that apply)		
<input type="checkbox"/> Restaurant/Bar: Will you be selling alcohol? <input type="radio"/> Yes <input type="radio"/> No If Yes, minors (under 18) are: <input type="radio"/> Allowed at all times <input type="radio"/> Restricted at certain times <input type="radio"/> Restricted minors at all times	<input type="checkbox"/> Nightclub (allows for entertainment area over 10 m ²) <input type="checkbox"/> Catering Service (food preparation/delivery, no customer pick-up) <input type="checkbox"/> Dinner Theatre (minors allowed at all times) <input type="checkbox"/> Take Out (pick-up or delivery only, no dine in)	<input type="checkbox"/> Concession or Accessory Food (i.e. juice bar within an existing gym) <input type="checkbox"/> Specialty Food (i.e. deli, bakery etc.) <input type="checkbox"/> Outdoor Café (outdoor eating and drinking area)
2 Seating areas for dine-in establishments: <input type="checkbox"/> N/A		
<input type="checkbox"/> Existing – with no changes <input type="checkbox"/> Existing – with changes	<input type="checkbox"/> New seating area	
What is the size of the seating area? (both new or existing) <input type="checkbox"/> ft² <input type="checkbox"/> m² 		

SECTION 9: Culture and Leisure Type Businesses <input checked="" type="checkbox"/> N/A	
1 Will there be four or more mechanical or electronic games?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2 Will the primary business be for the rental of billiard tables, pool tables or similar games to the public?	<input type="checkbox"/> Yes <input type="checkbox"/> No
3 Will internet or computer games be provided to four or more customers?	<input type="checkbox"/> Yes <input type="checkbox"/> No
4 Provide a detailed description of your business:	

SECTION 10: Care, Health Fitness and Instruction Business Type <input checked="" type="checkbox"/> N/A	
1 For Child Care, what is the total number of children and staff at any given time? <input type="checkbox"/> N/A	
Children:	Staff:
2 For existing Child Care, will you be increasing the number of children and staff at any given time? <input type="checkbox"/> Yes <input type="checkbox"/> No 	
3 For Instructional Facilities, what is the total number of students and staff at any given time? <input type="checkbox"/> N/A	
Students:	Staff:
4 Provide a detailed description of your business:	

SECTION 11: Pop Up and Interim Use Businesses			<input checked="" type="checkbox"/> N/A
1 When will the business Operate?			
Start Date:	End Date:	Total number of days operating:	
2 Will any business activities take place outdoors?			<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please describe any outdoor activities:			
3 Will more than 40 people occupy the space at any given time (including staff and customers)?			<input type="checkbox"/> Yes <input type="checkbox"/> No
4 Provide a detailed description of your pop up/interim use business:			
5 Will the business be doing any hot works, welding, glass blowing wood working or carpentry?			<input type="checkbox"/> Yes <input type="checkbox"/> No
6 Will the business include any food and/or alcohol related activities?			<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>NOTE: Pop up and Interim Use businesses that involve food and/or alcohol-related activities will always require a building permit and business license. Businesses that involve in alcohol-related activities Alberta Gaming & Liquor Commission (AGLC) licence. We recommend that you contact AGLC (1-800-272-887) in order to determine their requirements and timelines in advance.</p>			

Office Use Only	
Is a BP required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Notes:	
Is there a parcel warning about Subdivision and Development Regulation prohibited use setbacks?	<input type="checkbox"/> Yes <input type="checkbox"/> No

<p>Applicant's Declaration:</p> <p>In relation to the submission of this application, I confirm that I am</p> <ul style="list-style-type: none"> i. An owner of the parcel, an authorized agent of the owner of the parcel, or other person having legal or equitable interest in the parcel, and ii. If the parcel has a condominium board, I have consent from the condominium board to submit this application. <p>In addition, I certify that all information submitted with this application, including information shown on plans and documents, to be true and correct. Incomplete or inactive applications may be cancelled or refused at the discretion of the proper authority in accordance with their respective bylaw.</p> <p><input checked="" type="checkbox"/> I agree to receive correspondence via electronic message related to this application.</p>

The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

[External] AB Auto Parts LTD



Khanali Gulnazar <[REDACTED]>
To: Murray, Garrett

[Reply](#) [Reply All](#) [Forward](#) [More](#)

Fri 6/3/2022 11:48 AM

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Hi Garrett,

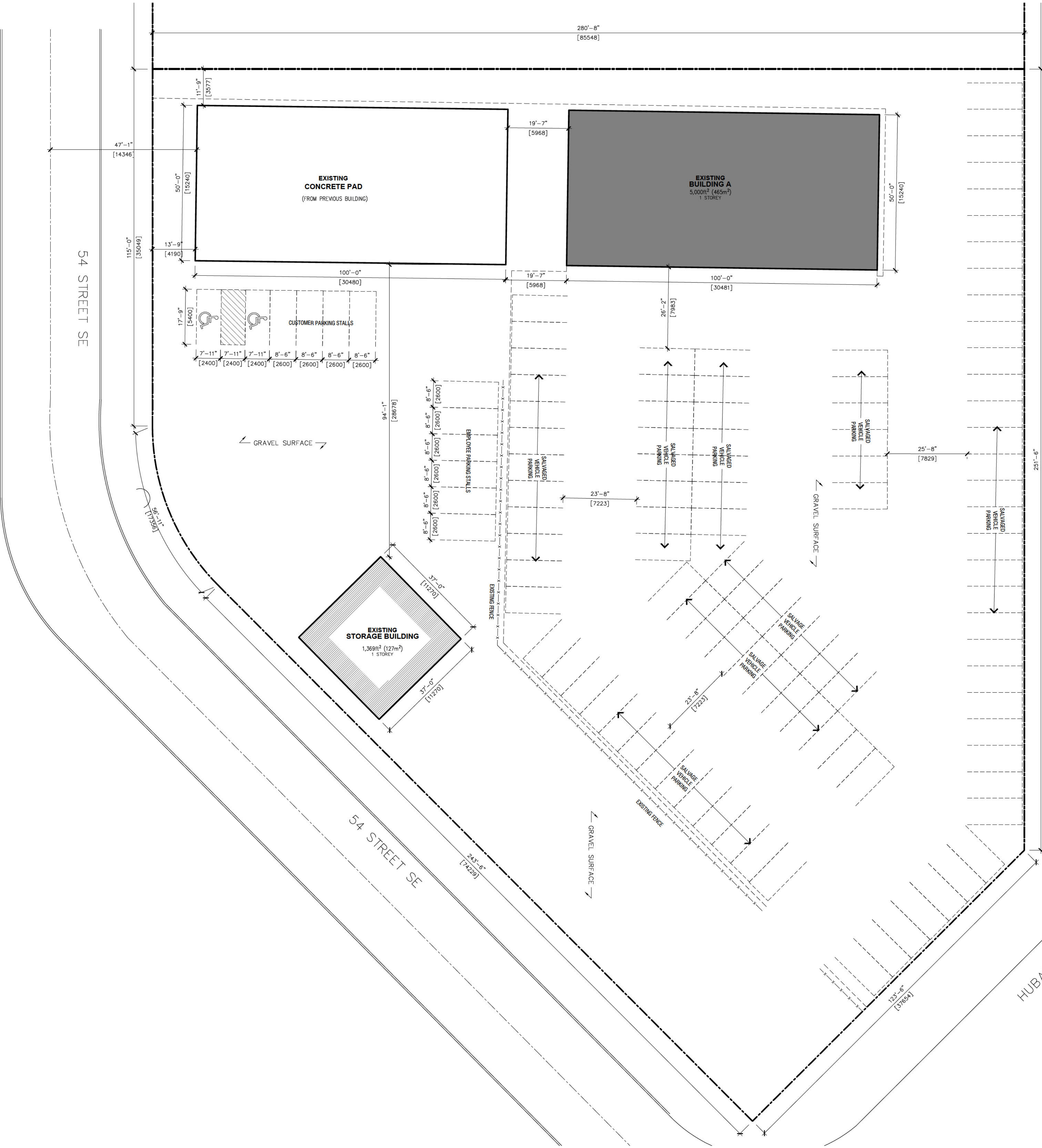
I Hope doing well and have a wonderful Friday.

The Engine and Transmission Oil, Coolent Fluid which spills out of the Vehicle in the garage is Stored in the flammable container then collected by the pat's Off- Road Transport LTD every month.

Recently we had inspection by Fire Department they were very happy, this is for your information.

Best Regards,
Khanali
AB Auto parts LTD
1848 54 St SE Calgary, Ab
[REDACTED]

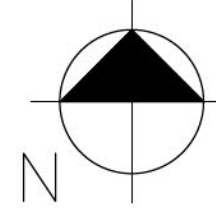
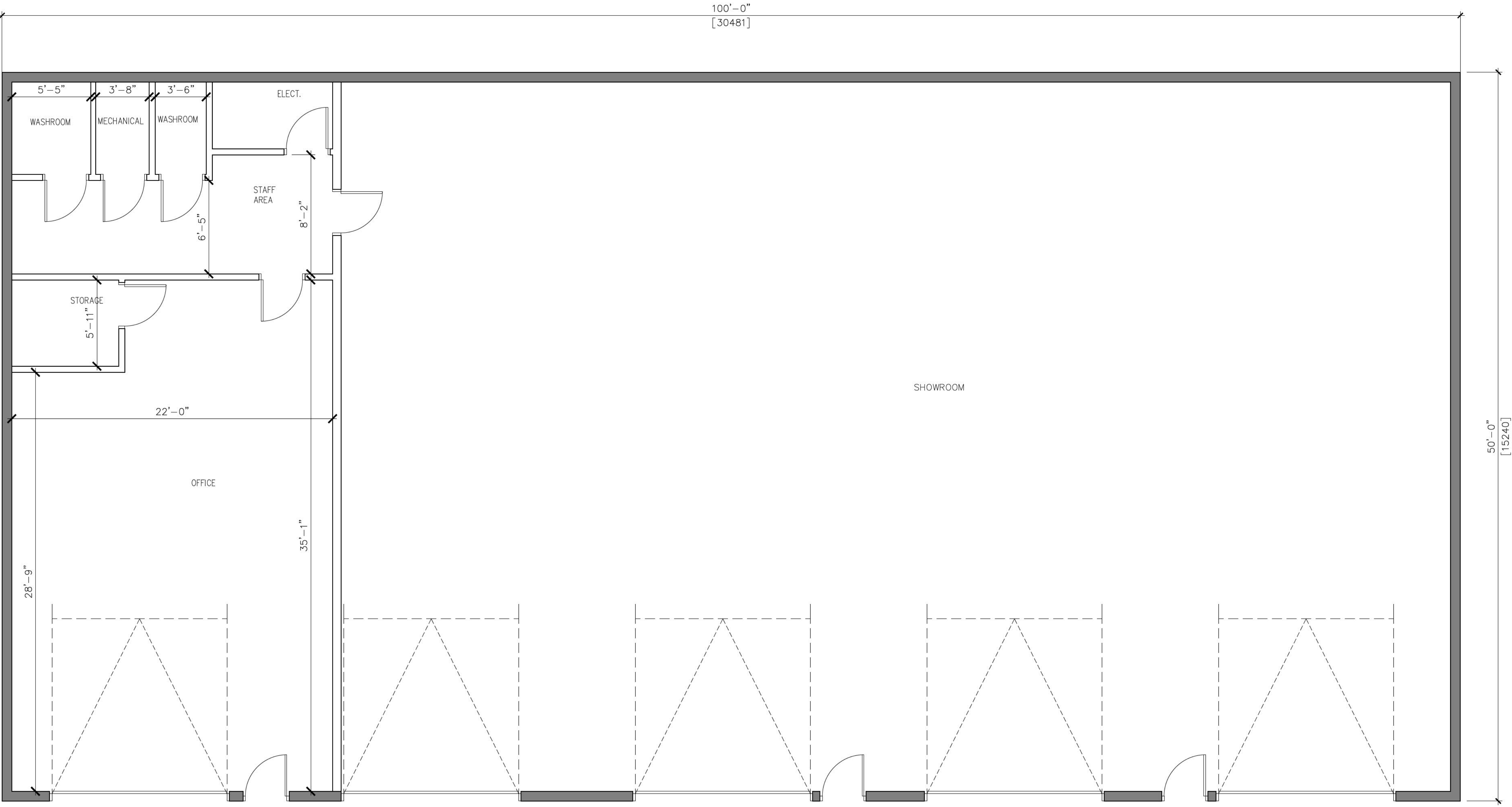
SDAB2022-0033



EXISTING SITE PLAN

SCALE: 1/16"=1'-0"

- DEVELOPMENT INFORMATION:**
- PROJECT TITLE:** AB AUTOS BUILDING B REPLACEMENT
 - PROJECT TYPE:** BUILDING REPLACEMENT
 - MUNICIPAL ADDRESS:** 1848 54 STREET SE, CALGARY, AB
 - LEGAL DESCRIPTION:** LOT 1, BLOCK 4, PLAN 316GV
 - LAND USE DESIGNATION:** I-G: INDUSTRIAL GENERAL
 - LAND USE BYLAW:** 1P2007
 - PERMITTED USES:** DISCRETIONARY USE UNDER I-G
 - PREVIOUS USE:** TRUCK PARKING
 - PROPOSED USE:** SALVAGE YARD
 - BUILDING AREAS:** BUILDING A: MAIN FLOOR - 464.5 S.M (5,000 S.FT)
- STORAGE BUILDING: 127 S.M (1,369 S.FT)



EXISTING BUILDING A - FLOOR PLAN

SCALE: 3/16"=1'-0"

[External] REVISED SITE PLAN - AB Auto Parts LTD.



Khanali Gulnazar <[REDACTED]>
To: Murray, Garrett



You replied to this message on 4/19/2022 10:34 AM.

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21-037 AB Autos Building Replacement - ARPIL 14 2022 (4).pdf
.pdf File



Reply



Reply All



Forward



Mon 4/18/2022 10:29 AM

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Hello sir,

There is a misunderstanding. There will be no vehicles sales, just salvage yard use. See attached revised site plan.

Best,

Khanali Gulnazar
AB Auto Parts LTD.
1848 54 ST SE Calgary,
AB T2B 1N4



SDAB2022-0033



May 16, 2022

Development and Building Approvals # 8201
P.O. Box 2100, Station M
Calgary AB, T2P 2M5

Re: DP2022-02110 Change of Use: Salvage Yard – 1848 54 Street SE

Dear Mr. Murray:

The International Avenue Business Revitalization Zone's mandate is to promote, improve and create a more pleasant environment in which to live and shop. We are not in support of this application for several reasons as outlined below.

The International Avenue district has recently undergone significant improvements to a multi-modal boulevard including wide sidewalks, BRT Stations, and more pedestrian related amenities. The site in question is within the area where the ARP should be adhered to achieve the vision. The following concerns are significant and therefore speak to the incompatibility of the change of use and the incongruent nature of this proposal to improving the community, industrial, and commercial areas as follows:

3.1.9.1 Historic industrial uses in commercial areas should be allowed to remain but not to expand due to industrial impacts on residential uses (e.g. lighting noise and traffic). This is a non-conforming use and therefore should be disallowed and is not historic in nature.

3.4.4. Emphasize uses that contribute to improving energy efficiency improving air quality minimizing water and soil pollution and minimizing the ecological footprint. This proposal for a change of use to a salvage yard would be counter to the above policy. The impact on soil pollution, possible water saturation of chemicals from vehicles, metals and other issues associated must be avoided.

3.4.4.1 Site and building design in the Special Area shall conform to the policies of the Developed Areas Guidebook with the additional following policies:

Reduce the presence and amount of surface parking visible from 17 Avenue S.E. The site is behind a site that needs to be redeveloped, this would be a visual bight, have a possible health impact and a deterrent away from a new building being developed with this use next door. Furthermore, this key could impact the value of the adjacent and making it less valuable which could hinder redevelopment efforts as a result.

3.4.4.1 Reduce the presence and amount of surface parking visible from 17 Avenue S.E. This site is visible from 17th Avenue SE and from buildings nearby.

3.4.5 d. New industrial development should incorporate building forms and features that will allow for flexibility and future transition to greener industries. Clearly the change of use to a salvage yard would be deleterious with this policy.

The site is adjacent to an existing day care which has an outdoor play area for the children. The salvage yard is across the street to the east from this play area and creates an unsafe, is visually negatively impactful to the quality of the children's play time, incorporates noise and

SDAB2022-0033

possible negative environmental impacts to their enjoyment of that space. The play area is close, under 10 m away and will have a substantial, harmful impact. Within 100 m of the proposed site is the Bella Casa Apartments and this use will impact the existing residential use as well.



Our organization is not in support of this change of use and finds no positive reason for this to be allowed as it will be a prodigious negative deterrent for any future redevelopment in the area as well as an adverse impact on existing uses as well. Thank you for the opportunity to provide comment.

Kindest Regards,

Alison Karim-McSwiney, MIPM (UK), BA, BREC
Executive Director

c.c. Elizabeth Daniels, FLCA

Planning & Development Report to
Calgary Planning Commission
2022 January 6

ISC: UNRESTRICTED
CPC2022-0019
Page 1 of 3

Land Use Amendment in Forest Lawn Industrial (Ward 9) at 1810 and 1848 – 54 Street SE,
LOC2021-0048

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.06 hectares \pm (2.62 acres \pm) located at 1810 and 1848 – 54 Street SE (Plan 316GV, Block 4, Lots 1 and 2) from Direct Control (DC) District to Industrial – General (I-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JANUARY 6:

That Council give three readings to **Proposed Bylaw 31D2022** for the redesignation of 1.06 hectares \pm (2.62 acres \pm) located at 1810 and 1848 – 54 Street SE (Plan 316GV, Block 4, Lots 1 and 2) from Direct Control (DC) District to Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Industrial – General (I-G) District to allow for a range of additional industrial uses.
- The proposal would allow for a range of uses that are complementary to the surrounding context of the area, and that conform to relevant policies of the *Municipal Development Plan* (MDP) and the *International Avenue Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land use amendment provides for light and medium industrial uses, along with some support commercial uses that are compatible with the surrounding area and may promote development opportunities in the future.
- Why does this matter? The proposal would allow for additional business and employment opportunities and enable the future redevelopment of the site.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This land use amendment application was submitted on 2021 March 24 by Farmor Architecture on behalf of the landowner, KSS Land Corp. As per the Applicant Submission (Attachment 2), the intent is to update the zoning for the parcels to allow for a broader range of potential uses to occur. No development permit application has been submitted at this time.

A detailed planning evaluation of this land use amendment application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

**Planning & Development Report to
Calgary Planning Commission
2022 January 6**

**ISC: UNRESTRICTED
CPC2022-0019
Page 2 of 3**

**Land Use Amendment in Forest Lawn Industrial (Ward 9) at 1810 and 1848 - 54
Street SE, LOC2021-0048**

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant sent 98 letters to neighbours in the vicinity and copied this information by email to the Forest Lawn Community Association and the International Avenue Business Improvement Area (BIA). The applicant did not receive any response to these letters. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

No public comments were received at the time of writing this report.

While there is no community association for the Forest Lawn Industrial area, Administration did circulate the application to the adjacent Forest Lawn Community Association as well as the International Avenue BIA, who commented that due to potential concerns about impacts on surrounding business and residences, a number of the 'Permitted' uses in the I-G District should be moved to 'Discretionary' uses in order that further analysis and stakeholder engagement could occur (Attachments 4 and 5).

Many of the 'Permitted' uses in the I-G District that are of concern to the Community Association and BIA are currently 'Permitted' under the existing Direct Control (DC) District 80Z95. Therefore, Administration considered the relevant planning issues specific to this application and has determined the proposal to be appropriate.

The suitability of any future proposed 'Permitted' or 'Discretionary' uses, along with site and building layout, and access and parking requirements will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use amendment creates flexibility for the site to be developed with different industrial uses and support services that create employment opportunities in the area.

Planning & Development Report to
Calgary Planning Commission
2022 January 6

ISC: UNRESTRICTED
CPC2022-0019
Page 3 of 3

**Land Use Amendment in Forest Lawn Industrial (Ward 9) at 1810 and 1848 - 54
Street SE, LOC2021-0048**

Environmental

This application does not include any specific actions that address objectives of the [Climate Resilience Plan](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development permit stages.

Economic

The proposed land use amendment would allow for a range of industrial-related uses on site. It may also make more efficient use of under-utilized lands and may promote the diversification of Calgary's economy.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with the application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. International Avenue BIA Response
5. Forest Lawn Community Association Response
6. **Proposed Bylaw 31D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Forest Lawn Industrial, at the junction of 54 Street SE and Hubalta Road SE. The site is approximately 1.06 hectares (2.62 acres) in size, generally flat, and has vehicular access from both 54 Street SE and Hubalta Road SE. The site is currently used for vehicle and outdoor storage, along with the sale of auto parts.

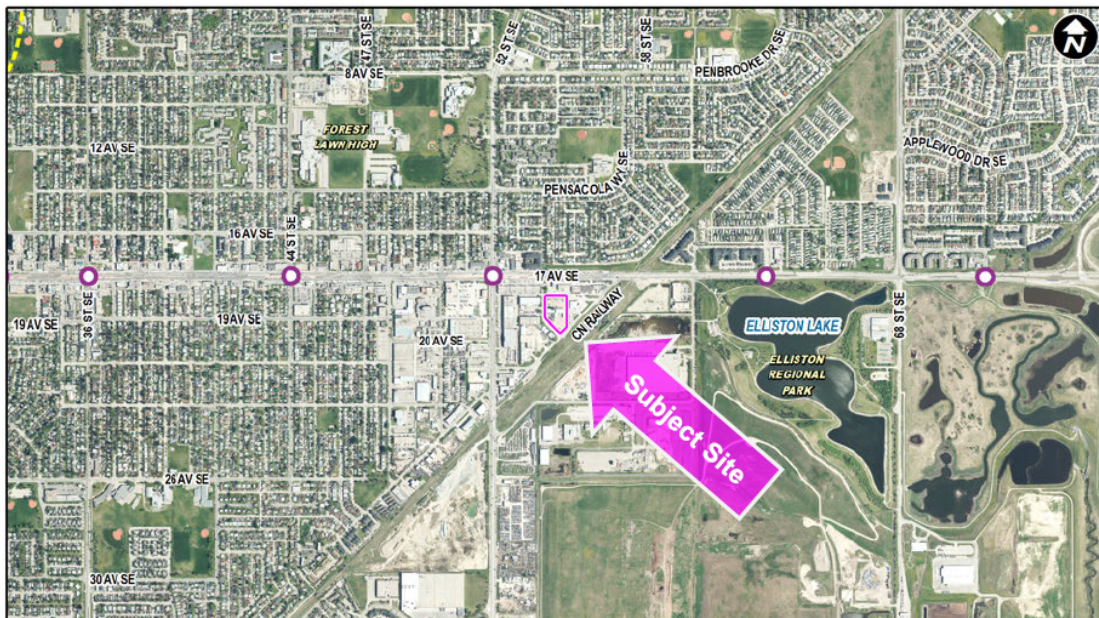
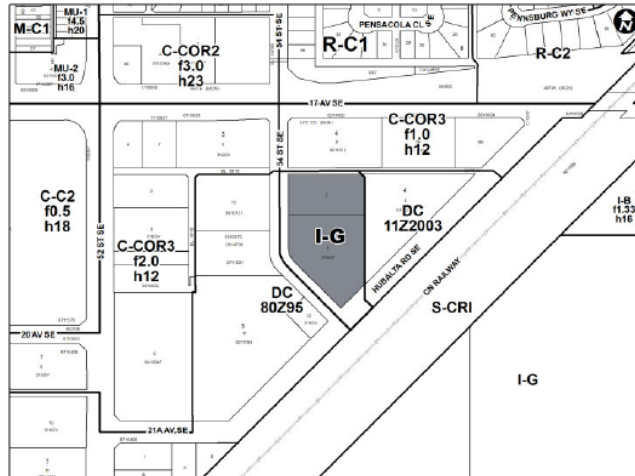
To the north of the subject site are commercial and retail parcels with a gas bar and strip malls designated as Commercial – Corridor 3 (C-COR3) District. To the east is an industrial parcel designated as Direct Control (11Z2003) District. To the south is the CN Railway designated as Special Purpose – City and Regional Infrastructure (S-CRI) District, whilst to the west there are industrial and commercial parcels designated Direct Control (80Z95) District.

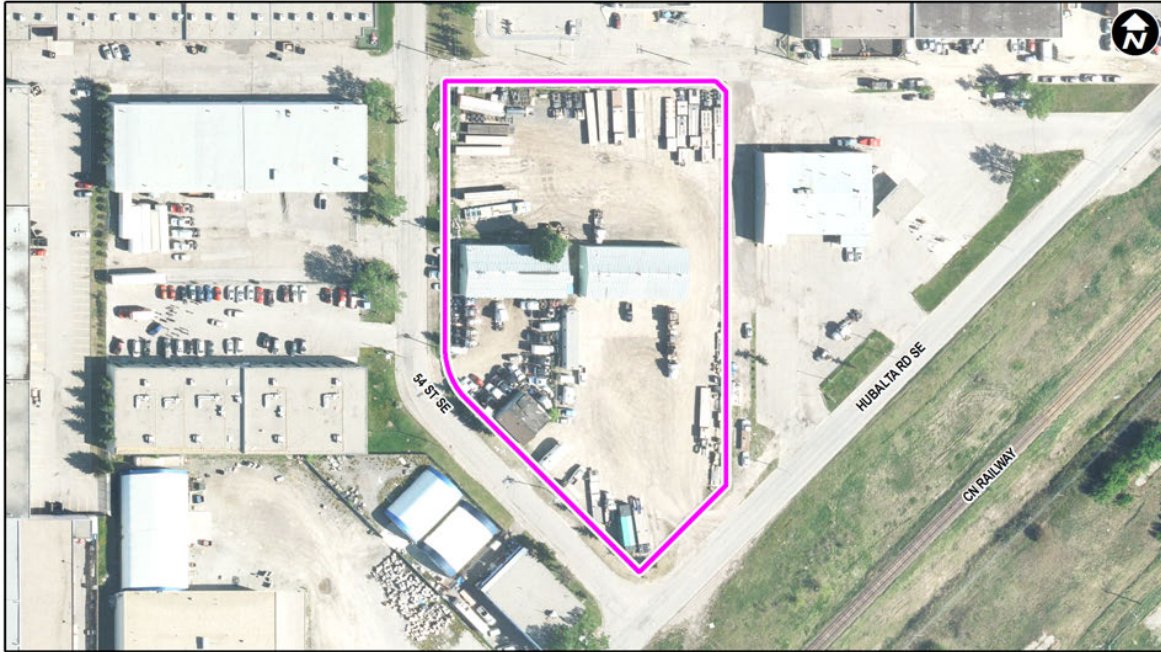
The site is located approximately 250 metres (3-minute walk) south of the nearest bus stop on 17 Avenue SE, serving Route 87, and approximately 350 metres (4-minute walk) to the nearest Max Purple BRT transit stop at 52 Street SE.

Community Peak Population Table

Not available as the subject area is in Forest Lawn Industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (Bylaw [80Z95](#)) was primarily based on the I-2 General Light Industrial District of *Land Use Bylaw 2P80*. It allows for a range of industrial uses and a maximum building height of 12 metres.

The proposed I-G District allows for a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The I-G District allows for a maximum building height of 16 metres, and provides rules that guide development on parcels that are serviced and unserved by city infrastructure. For serviced I-G parcels such as this, the development may have a Floor Area Ratio (FAR) of up to 1.0.

Development and Site Design

The intent of this application is to allow for a greater flexibility of uses. If this application is approved by Council, the rules of the proposed I-G District will provide guidance for future site development including appropriate uses, building massing, height, screening, landscaping and parking.

Transportation

Pedestrian and vehicular access is available from 54 Street SE and Hubalta Road SE. Hubalta Road SE and 54 Street SE are identified as local Industrial Streets. The area is well served by Calgary Transit with the subject site being located within approximately 250 metres (3-minute walk) of the eastbound and westbound transit stops of Route 87 on 17 Avenue SE. Additionally,

the subject site is within approximately 350 metres (4-minute walk) to the 52 Street Max Purple BRT transit stop.

A Transportation Impact Assessment or Parking Study was not required as part of this application.

Environmental Site Considerations

At this time, there are no known environmental issues associated with the two parcels and/or proposal.

Utilities and Servicing

The site is currently developed and serviced with water, sanitary, and storm service connections. There is adequate capacity in the existing services to support the proposed land use amendment. Should any proposed site redevelopment significantly intensify the site in the future, any potential upgrades to the existing services will be determined at the development permit stage and will be at the developer's expense.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The site is located in the Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage development of a broad range of industrial activities. The proposal is consistent with relevant policies as the I-G District allows for a broad range of industrial uses.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

International Avenue Area Redevelopment Plan (Statutory – 2018)

The parcels lie within an 'Employment – Industrial' area building block within Map 3 – 'Land Use Concept' of the [International Avenue Area Redevelopment Plan](#) (ARP). This building block provides for a broad variety of industrial uses and intensities, protecting industrial land for primarily industrial uses, while allowing strategic non-industrial uses to support employees in the area. The listed uses of the Industrial – General (I-G) District are consistent with relevant ARP policies.

The Development Next to Freight Rail Corridor Policy (Non-Statutory – 2018)

An approximate 5 metre depth of the far south-eastern portion of the parcel at 1848 - 54 Street SE lies within the 'Rail Proximity Envelope (RPE) for New Buildings'. If any 'commercial', 'sensitive uses', or 'noise susceptible uses' are proposed in a future development permit application within the RPE, the [*Development Next to Freight Rail Corridor Policy*](#) will apply, and will be used to guide the size and location of development.

Applicant Submission

KSS – Land use redesignation

FOR
ARCHITECTURE

PLANNING RATIONALE

This Land use redesignation application is proposing to change the current zoning of the parcels located at 1810 54 St SE and 1848 54 St SE from the Direct Control 80Z95 to I-G (INDUSTRIAL GENERAL DISTRICT). These parcels are located in the Southeast corner of the Forest Lawn community's industrial district. Within the surrounding area, other commercial businesses are present such as furniture stores, tire shops, hardware stores, Gas station, Drycleaning services, car washes, vehicle servicing shops, and other various types of commercial and industrial businesses. Our aim with this application is to open the potential of this parcel to a much wider range of uses than it can not accommodate under the Direct Control zoning by bringing it under the more up to date zoning bylaw and land use of Industrial General District. With the current zoning of Direct Control 80Z95 which allows for permitted and discretionary uses under I-2 General Light Industrial District of Bylaw 2P80, the range of businesses that can occupy the parcel is very limited. We believe that a greater diversity in the type of commercial and retail businesses will be of greater benefit to the neighbourhood at large and meet the needs of the fellow community members better. This increase in diversity can also enhance the livelihood of other businesses in the area as it will create more attraction and create complimentary relationships between businesses.

Property Addresses:	Current Zoning:	Proposed Zoning:
1810 54 St SE	Direct Control 80Z95	I-G (Industrial General District)
1848 54 St SE	Direct Control 80Z95	I-G (Industrial General District)



Satellite view of Site and context

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: KSS Land Use Resignation

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

We mailed out 98 letters to neighbors on Friday August 27th, 2021 in the triangle encompassing 17 Avenue SE, 52 Street SE and the train tracks.
We also emailed a copy of the information letter to Forrest Lawn Community Association and the International Avenue BRZ.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

98 letters to all neighbors, addresses found on Canada Post website in the triangle encompassing 17 Avenue SE, 52 Street SE and the train tracks.
We emailed a copy of the information letter to Forrest Lawn Community Association and the International Avenue BRZ.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

We did not received any communication back from the neighbors or the community association or the BRZ. We received 21 undelivered envelopes in the mail.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

'Following concerns raised by the International Avenue BRZ, a Direct Control (DC) District was considered to remove 6 potential uses in the I-G District from 'Permitted' to 'Discretionary'. However, as this request does not meet the requirements for a Direct Control (DC) District under Rule 20 of the Land Use Bylaw 1P2007 it was not pursued by the planning department'.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Since no one directly contacted us, we did not share any updates.

calgary.ca/planningoutreach

International Avenue BIA Response

From: Karim-McSwiney, Alison <[REDACTED]>
Sent: Wednesday, September 15, 2021 1:11 PM
To: Horkan, Melanie <Melanie.Horkan@calgary.ca>; Elizabeth Daniels <[REDACTED]>
Subject: [EXT] Re: FW: LOC2021-0048-Circulation Package

Thanks Melanie: The International Avenue BRZ in reviewing this land use change(LOC2021-0048) requests that the following uses be prohibited from the permitted uses to be put into the discretionary uses so that further analysis and stakeholder engagement can be carried out in the future should any of these uses be proposed. These include: under section 824 of permitted uses to remove (d) Auto Wrecker, (o) Dry Cleaning and Fabric Care, (s) Freight Yard (w) Industrial Design and Testing- outside (e) Beverage Container Drop Off Depot, (m) Crematorium. It is our view that these uses will have a significant impact on the surrounding businesses and residences with noise, visual impacts, physical and possible environmental issues.

Thanks again for sending this to us.

Best Regards,

Alison Karim-McSwiney, MIPM(UK), BA, BREC

Executive Director

International Avenue BRZ | EmergeHUB

250, 3515 17 Avenue SE, Calgary, AB

403-248-7288 | 403-608-7288 C

www.intlave.ca

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Forest Lawn Community Association Response

From: Elizabeth Daniels <planning@myforestlawn.ca>
Sent: Thursday, September 16, 2021 9:50 AM
To: Horkan, Melanie <Melanie.Horkan@calgary.ca>
Cc: Karim-McSwiney, Alison <alimc@shaw.ca>
Subject: [EXT] Re: FW: LOC2021-0048-Circulation Package

Hello Melanie,

At this time we do not have any comments that have not been stated by Alison.

We have also engaged with the applicant on the proposed change and my understanding is that the amendments proposed by the BRZ should fall in line with their goals of the site.

Cheers,



FLCA | Planning and development
email | planning@myforestlawn.ca
site | myforestlawn.ca
address | 4020 26 Avenue SE, Calgary, AB, T2B0C9
Moh-kins-tsis | Wincheesh-pah | Kootsisáw
Treaty 7 Territory

PROPOSED

CPC2022-0019
ATTACHMENT 6

BYLAW NUMBER 31D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0048/CPC2022-0019)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

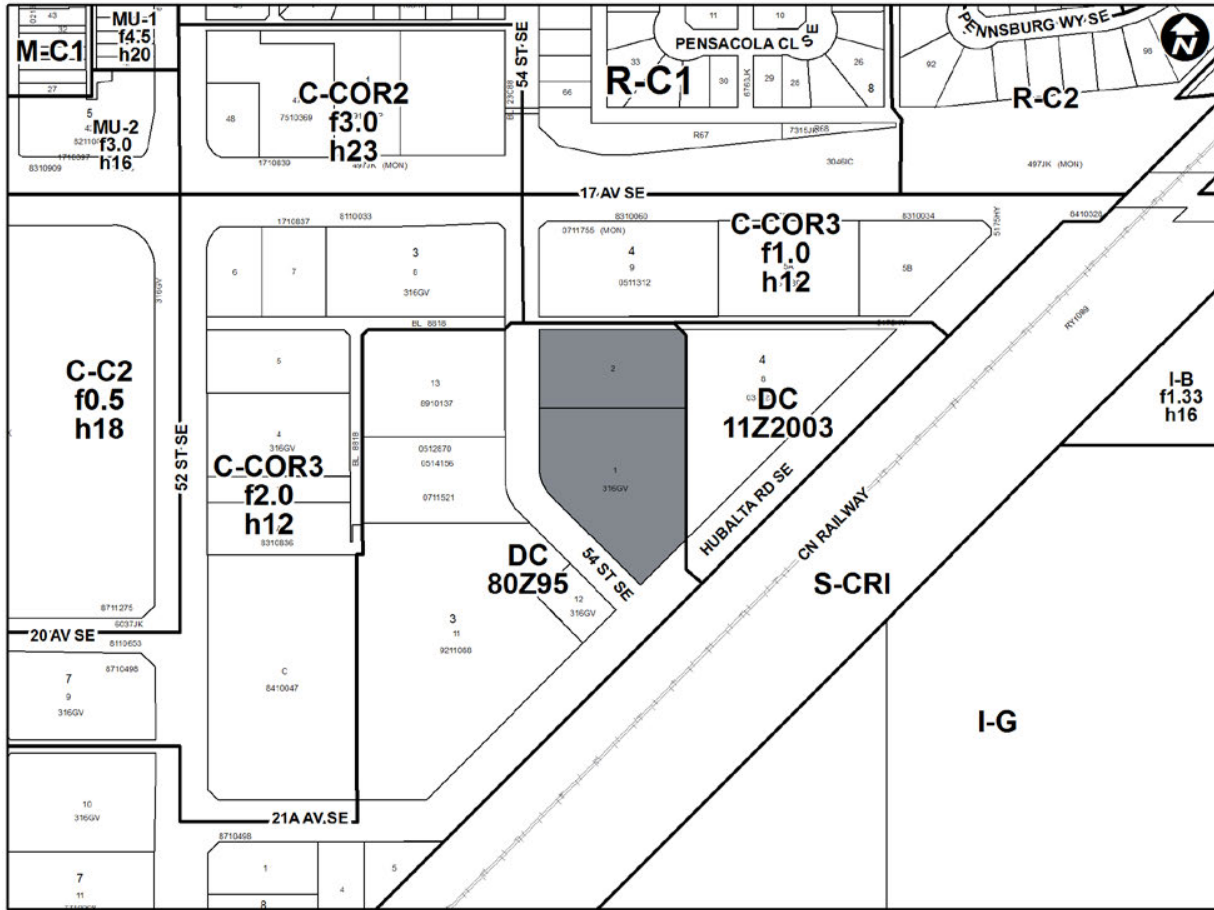
CITY CLERK

SIGNED ON _____

47

BYLAW NUMBER 31D2022

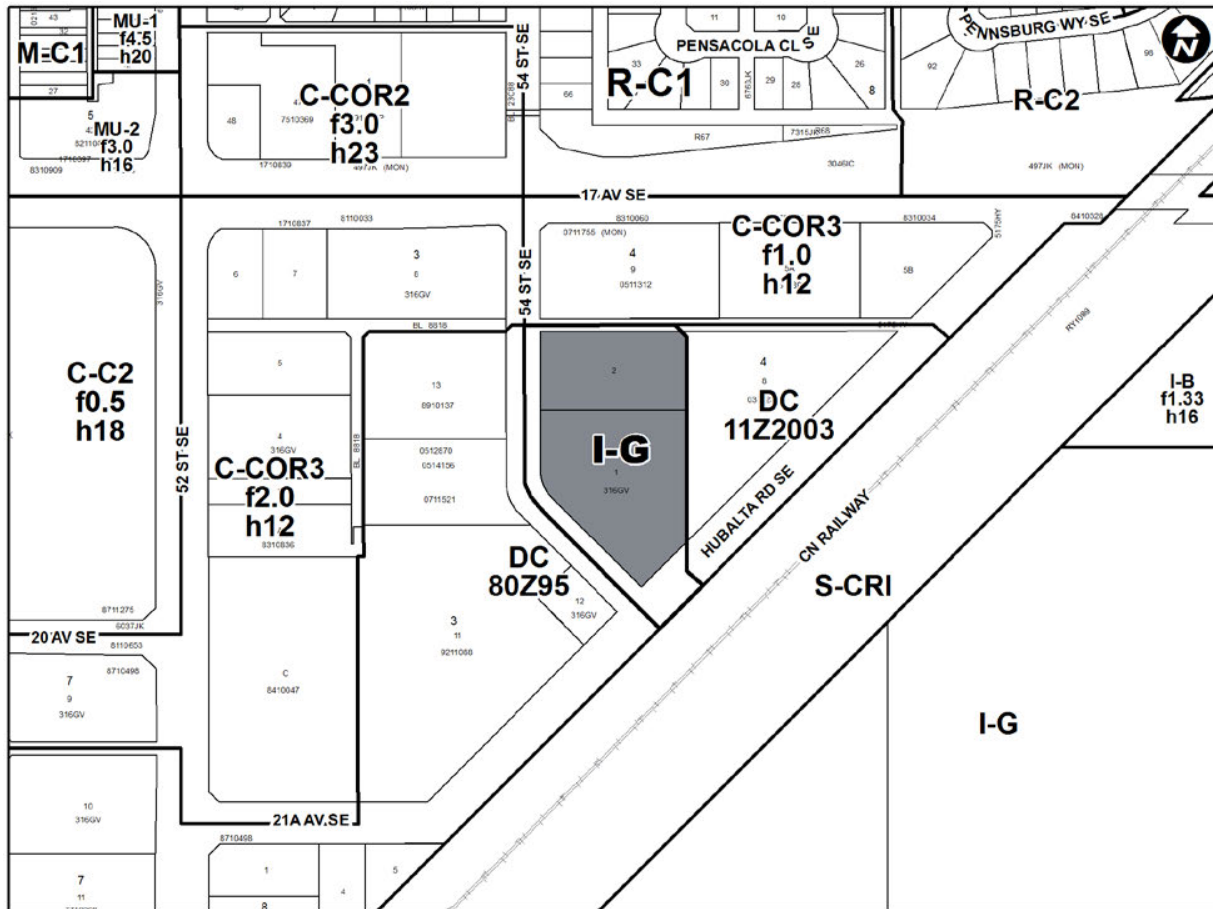
SCHEDULE A



48 PROPOSED

AMENDMENT LOC2021-0048/CPC2022-0019
BYLAW NUMBER 31D2022

SCHEDULE B



From: Khanali Gulnazar <s.khanali@hotmail.com>
Sent: Monday, July 4, 2022 5:25 PM
To: Calgary SDAB Info
Cc: sherali@saju.ca; Rick Grol; kh_shujaudin@yahoo.com
Subject: [External] Appeal SDAB2022-0033 (DP2022-02110 1848 54 Street SE Calgary)

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Sirs.

I am the applicant of development permit application DP2022-02110, Change of Use: Salvage Yard at 1848 54 Street SE calgary, which is the subject of appeal SDAB2022-0033. Please be advised that we have retained Mr. Rick Grol as our agent/representative with respect of the appeal. Mr. Grol will attend the Procedural & Jurisdictional Hearing on July 21, 2022.

Kind regards,

Khanali Gulnazar
AB Autoparts Ltd.
1848 54 Street SE Calgary AB

Appeal Board rec'd: July 6, 2022
Submitted by: Owner

From: Sherali Saju <sherali@saju.ca>
Sent: Wednesday, July 6, 2022 3:22 PM
To: Calgary SDAB Info
Cc: rgrol@shaw.ca
Subject: [External] FW: SDAB2022-0033 (DP2022-02110, 1848 54 Ave SE)

Follow Up Flag: Follow up
Flag Status: Flagged

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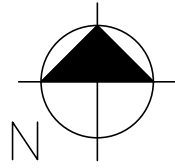
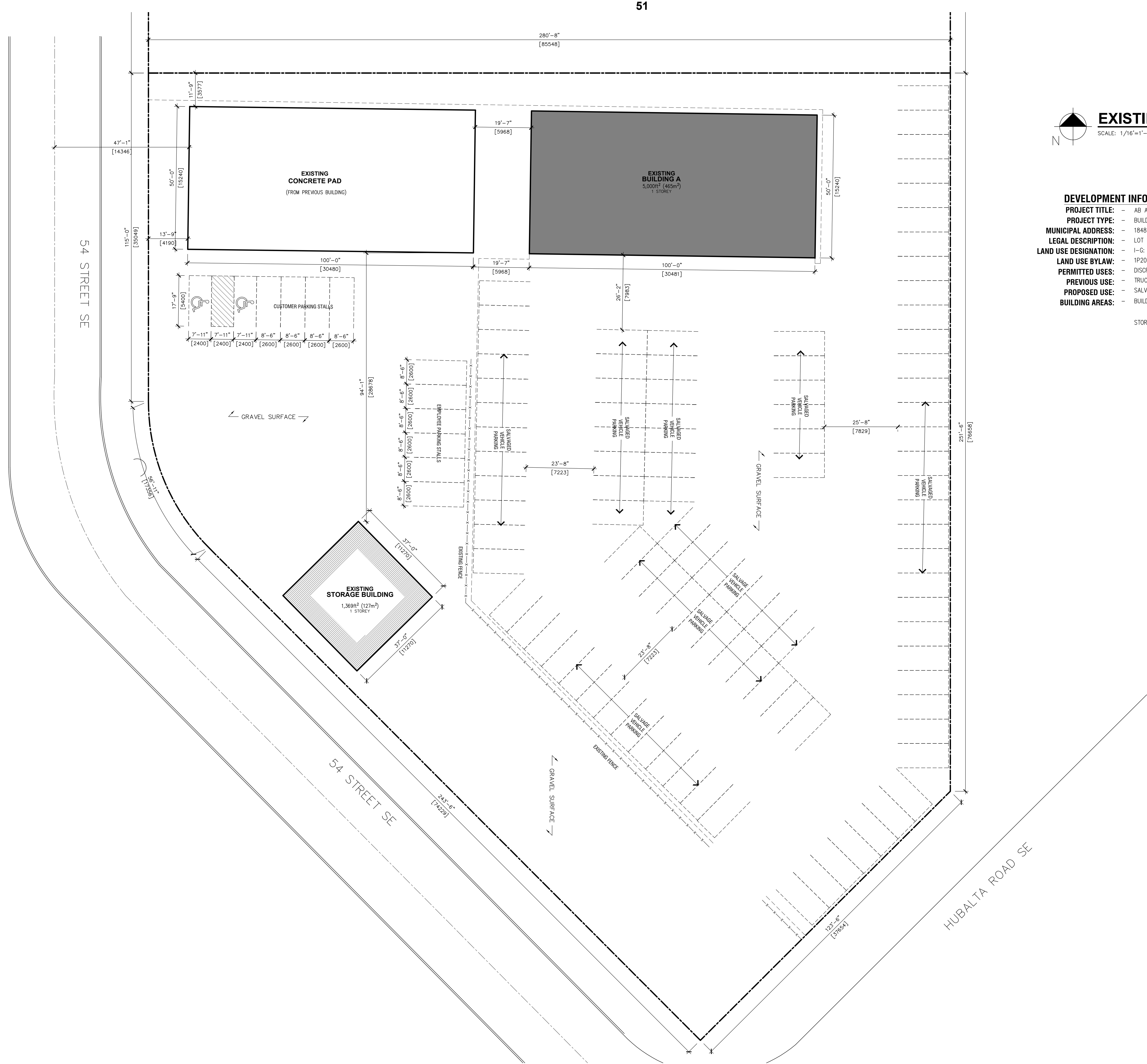
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To whom it may concern:

Our company, KSS Land Corp, is the registered owner of 1848 54 Street SE, Calgary, which is the subject of appeal SDAB2022-0033 (DP2022-02110; Change of Use: Salvage Yard). The appeal is scheduled for a Procedural and Jurisdictional hearing on July 21, 2022. We have retained Mr. Rick Grol as our agent/representative regarding the appeal and development permit application. Mr. Grol is authorized to represent our company with respect to the matter.

Kind regards,

Sherali Saju
Principal/Director KSS Land Corp.
T: 403-860-6278
E: sherali@saju.ca



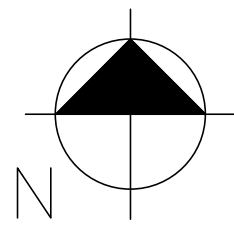
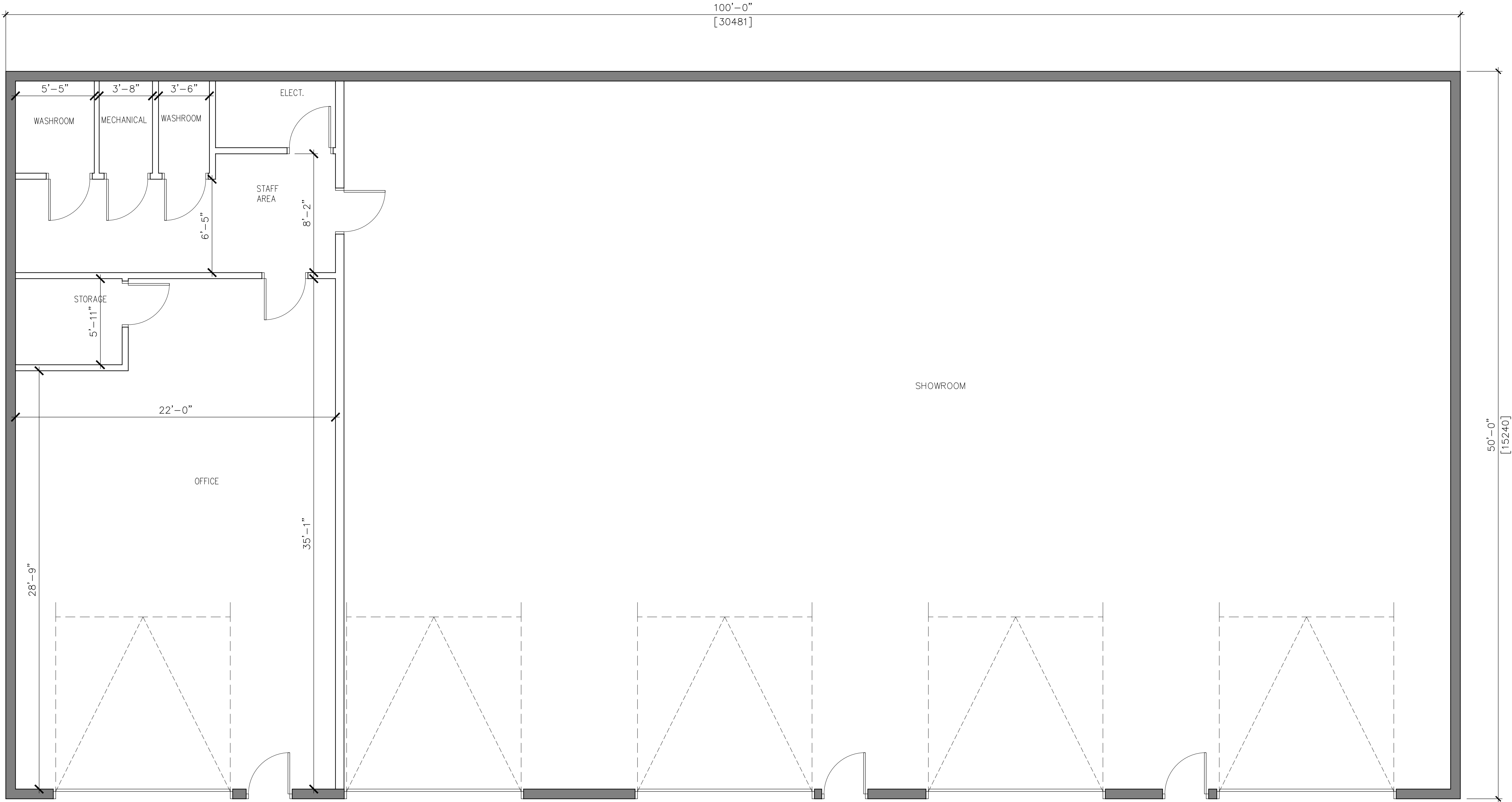
EXISTING SITE PLAN

SCALE: 1/16"=1'-0"

DEVELOPMENT INFORMATION:

- PROJECT TITLE:** - AB AUTOS BUILDING B REPLACEMENT
- PROJECT TYPE:** - BUILDING REPLACEMENT
- MUNICIPAL ADDRESS:** - 1848 54 STREET SE, CALGARY, AB
- LEGAL DESCRIPTION:** - LOT 1, BLOCK 4, PLAN 316GV
- LAND USE DESIGNATION:** - I-G: INDUSTRIAL GENERAL
- LAND USE BYLAW:** - 1P2007
- PERMITTED USES:** - DISCRETIONARY USE UNDER I-G
- PREVIOUS USE:** - TRUCK PARKING
- PROPOSED USE:** - SALVAGE YARD
- BUILDING AREAS:** - BUILDING A: MAIN FLOOR - 464.5 S.M (5,000 S.FT)

STORAGE BUILDING: 127 SM (1,369 S.FT)



EXISTING BUILDING A - FLOOR PLAN

SCALE: 3/16"=1'-0"

Appeal Board rec'd: October 5, 2022
Submitted by: R. Grol, agent for applicant

From: [Rick Grol](#)
To: [Calgary SDAB Info](#)
Cc: [Sherali Saju](#); [Khanali Gulnazar](#); [shujauddin naimuddin](#); [Alison Karim-McSwiney](#); [Yakemchuk, Michele](#)
Subject: [External] SDAB2022-0033 (DP2022-02110, 1848 54 Ave SE); Hearing October 13
Date: Wednesday, October 5, 2022 11:02:34 AM

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Hello All,

With respect to the appeal SDAB2022-0033 and DP2022-02110, please be advised that the Applicant & Property Owner have agreed to a resolution regarding the proposed development with changes to the development. As part of the negotiated resolution/settlement, the Applicant & property owner have agreed to submit a new development permit application to the Development Authority (DA) regarding the subject development and site. The changes to the development will require a new DP application. The Applicant is in the process of finalizing new DP plans that will be submitted to the DA.

The Applicant & property owner are respectfully requesting an adjournment of the appeal to the call of the Board chair. An adjournment would allow the Development Authority to process the new DP application.

I will attend the hearing on October 13 to speak to the adjournment request.

Kind regards.

On behalf of the Applicant & Property Owner,

R

Rick Grol
T 403-922-8269
E rgrol@shaw.ca

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Appeal Board rec'd: October 5, 2022
Submitted by: A. Karim-McSweeney, appellant

From: [Alison Karim-McSweeney](#)
To: [Rick Grol](#)
Cc: [Calgary SDAB Info](#); [Sherali Sajou](#); [Khanali Gulnazar](#); [shujauddin naimuddin](#); [Yakemchuk, Michele](#)
Subject: [External] Re: SDAB2022-0033 (DP2022-02110, 1848 54 Ave SE); Hearing October 13
Date: Wednesday, October 5, 2022 11:54:51 AM

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Hello: Thanks Rick. As the appellant, the International Avenue BRZ concurs with the adjournment request in order for a new Development Permit application to be issued.

Best Regards,

Alison Karim-McSweeney, MIPM(UK), BA, BREC
 Executive Director.

She/her

International Avenue BRZ | EmergeHUB

250, 3515 17 Avenue SE, Calgary, AB

403-248-7288 | 403-608-7288 C

www.intlave.ca

INTERNATIONAL AVENUE | Calgary's Culinary and Cultural Capital |

The rich multicultural history of International Avenue precedes settlement, it is important to recognize. In fact, Greater Forest Lawn is located on the traditional territories of the Métis Nation of Alberta (Region 3) and the peoples of Treaty 7, including the Blackfoot Confederacy (Siksika, Kainai, Piikani), Stoney Nakoda Nations, and Tsuut'ina Nation.

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 > attention and cooperation.



On Wed, 5 Oct 2022 at 11:02, Rick Grol <rgrol@shaw.ca> wrote:

Hello All,

With respect to the appeal SDAB2022-0033 and DP2022-02110, please be advised that the Applicant & Property Owner have agreed to a resolution regarding the proposed development with changes to the development. As part of the negotiated resolution/settlement, the Applicant & property owner have agreed to submit a new development permit application to the Development Authority (DA) regarding the subject development and site. The changes to the development will require a new DP application. The Applicant is in the process of finalizing new DP plans that will be submitted to the DA.

The Applicant & property owner are respectfully requesting an adjournment of the appeal to the call of the Board chair. An adjournment would allow the Development Authority to process the new DP application.

I will attend the hearing on October 13 to speak to the adjournment request.

Kind regards.

On behalf of the Applicant & Property Owner,

R

Rick Grol
T 403-922-8269
E rgrol@shaw.ca

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Appeal Board Rec'd October 5, 2022
Submitted by: A. Karim-McSwiney, Appellant

From: [Alison Karim-McSwiney](#)
To: [Rick Grol](#)
Cc: [Calgary SDAB Info](#); [Sherali Saiju](#); [Khanali Gulnazar](#); [shujauddin naimuddin](#); [Yakemchuk, Michele](#)
Subject: [External] Re: SDAB2022-0033 (DP2022-02110, 1848 54 Ave SE); Hearing October 13
Date: Wednesday, October 5, 2022 11:54:51 AM

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Hello: Thanks Rick. As the appellant, the International Avenue BRZ concurs with the adjournment request in order for a new Development Permit application to be issued.
Best Regards,

Alison Karim-McSwiney, MIPM(UK), BA, BREC
Executive Director.
She/her

International Avenue BRZ | EmergeHUB

250, 3515 17 Avenue SE, Calgary, AB
403-248-7288 | 403-608-7288 C
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> attention and cooperation.

Appeal Board rec'd: April 4, 2023
Submitted by: R. Grol, Agent for Applicant & Owner

From: [Rick Grol](#)
To: [Calgary SDAB Info](#)
Cc: [Loewen, Maurie](#); [Yakemchuk, Michele](#); [Alison Karim-McSwiney](#); [Karim-McSwiney, Alison](#); [Brian Squires](#); [Sherali Saiju](#); [Khanali Gulnazar](#); [Rick Grol](#)
Subject: *CR* [External] SDAB2022-0033 (DP2022-02110, 1848 54 Ave SE); Hearing April 13
Date: Tuesday, April 4, 2023 10:31:12 AM

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To the Board,

With respect to Appeal SDAB2022-0033, the Applicant respectfully requests a further adjournment of the hearing. As part of a resolution the Applicant and the Appellant have reached, the Applicant has submitted a new development permit application (DP2022-08137) for the subject site. The Development Authority has processed the application but not yet approved the DP application. There are a few minor Engineering requirements that need to be satisfied. The Applicant has subsequently retained a Civil Engineer to satisfy the requirements with respect to stormwater issues. In addition, the Applicant has submitted revised DP plans that provide additional landscaping and upgraded fencing to the site, as per the Appellant's specific request. We have been in contact with the Appellant and Development Authority on this matter.

I will attend the hearing to speak to the adjournment request.

Kind regards,

On behalf of the Applicant & Property Owner,

R

Rick Grol
T 403-922-8269
E rgrol@shaw.ca

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Appeal Board rec'd: April 4, 2023

Submitted by: A. Karim-McSwiney for International Ave BRZ, Appellant

From: [Alison Karim-McSwiney](#)
To: [Rick Grol](#)
Cc: [Calgary SDAB Info](#); [Loewen, Maurie](#); [Yakemchuk, Michele](#); [Brian Squires](#); [Sherali Sajju](#); [Khanali Gulnazar](#)
Subject: *CR* [External] Re: SDAB2022-0033 (DP2022-02110, 1848 54 Ave SE); Hearing April 13
Date: Tuesday, April 4, 2023 2:36:04 PM

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Dear Sub-Division Appeal Board:

We concur with the request for rescheduling of the item to a later date. Thanks.

Best Regards,

Alison Karim-McSwiney, MIPM(UK), BA, BREC

Executive Director.

She/her

International Avenue BRZ | EmergeHUB

250, 3515 17 Avenue SE, Calgary, AB

403-248-7288 | 403-608-7288 C

www.intlave.ca

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- > attention and cooperation.



On Tue, 4 Apr 2023 at 10:31, Rick Grol <rgrol@shaw.ca> wrote:

To the Board,

With respect to Appeal SDAB2022-0033, the Applicant respectfully requests a further adjournment of the hearing. As part of a resolution the Applicant and the Appellant have reached, the Applicant has submitted a new development permit application (DP2022-08137) for the subject site. The Development Authority has processed the application but not yet approved the DP application. There are a few minor Engineering requirements that need to be satisfied. The Applicant has subsequently retained a Civil Engineer to satisfy the requirements with respect to stormwater issues. In addition, the Applicant has submitted revised DP plans that provide additional landscaping and upgraded fencing to

Additional Submissions SDAB2023-0033

Appeal Board rec'd: April 4, 2023
Submitted by: Development Authority

From: [Loewen, Maurie](#)
To: [Rick Grol](#); [Calgary SDAB Info](#)
Cc: [Yakemchuk, Michele](#); [Alison Karim-McSwiney](#); [Karim-McSwiney, Alison](#); [Brian Squires](#); [Sherali Saju](#); [Khanali Gulnazar](#)
Subject: *CR* RE: SDAB2022-0033 (DP2022-02110, 1848 54 Ave SE); Hearing April 13
Date: Tuesday, April 4, 2023 2:24:59 PM
Attachments: [image.png](#)

Good Afternoon;

The Development Authority will attend the hearing to speak to the adjournment request and answer any related question. The Development Authority will take no position on the request itself.

Kind Regards,

Maurie Loewen

Leader, Development Services
 Development & Subdivision Applications Services
 Community Planning
 Planning & Development

T. 403.333.5348 | E. maurie.loewen@calgary.ca



Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

From: Rick Grol <rgrol@shaw.ca>
Sent: Tuesday, April 4, 2023 10:31 AM
To: Calgary SDAB Info <Info@calgarysdab.ca>
Cc: Loewen, Maurie <Maurie.Loewen@calgary.ca>; Yakemchuk, Michele <Michele.Yakemchuk@calgary.ca>; Alison Karim-McSwiney <alisonmcswiney@gmail.com>; Karim-McSwiney, Alison <intave@shaw.ca>; Brian Squires <briansquires.bp@gmail.com>; Sherali Saju <sherali@saju.ca>; Khanali Gulnazar <s.khanali@hotmail.com>; Rick Grol <rgrol@shaw.ca>
Subject: [External] SDAB2022-0033 (DP2022-02110, 1848 54 Ave SE); Hearing April 13

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To the Board,

With respect to Appeal SDAB2022-0033, the Applicant respectfully requests a further

Additional Submissions SDAB2023-0033

adjournment of the hearing. As part of a resolution the Applicant and the Appellant have reached, the Applicant has submitted a new development permit application (DP2022-08137) for the subject site. The Development Authority has processed the application but not yet approved the DP application. There are a few minor Engineering requirements that need to be satisfied. The Applicant has subsequently retained a Civil Engineer to satisfy the requirements with respect to stormwater issues. In addition, the Applicant has submitted revised DP plans that provide additional landscaping and upgraded fencing to the site, as per the Appellant's specific request. We have been in contact with the Appellant and Development Authority on this matter.

I will attend the hearing to speak to the adjournment request.

Kind regards,

On behalf of the Applicant & Property Owner,

R

Rick Grol
T 403-922-8269
E rgrol@shaw.ca

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I will attend the hearing to speak to the adjournment request.

Kind regards,

On behalf of the Applicant & Property Owner,

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