

**Planning & Development Report to
Calgary Planning Commission
2021 April 8**

**ISC: UNRESTRICTED
CPC2021-0391
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**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 6123 - 84 Street SE,
LOC2020-0200**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 4.02 hectares \pm (9.93 acres) located at 6123 - 84 Street SE (Plan 7436AF, portion of Block X) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for a range of additional industrial uses, including Large Vehicle Service and Vehicle Storage – Large, which are not allowed in the current district.
- The proposal would allow for a set of uses that are complementary to the character of the surrounding area, and that conform to relevant policies of the *Municipal Development Plan* and *Shepard Industrial Area Structure Plan*.
- What does this mean to Calgarians? Increased light industrial opportunities to promote an efficient use of existing infrastructure.
- Why does this matter? The proposal will enable additional employment opportunities on an unserved future urban industrial site.
- 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 by B&A Planning Group on behalf of the landowner, JSG59 Alberta Ltd (Jang Gill), on 2020 December 15. The subject site is located in Residual Sub-Area 9K.

The 4.02 hectare parcel is situated north of 61 Avenue SE, between Stoney Trail SE and 84 Street SE, along the border with Rocky View County. The site is located in an area with a mix of industrial land use districts, and the S-FUD District allotted for future urban development. The site is undeveloped.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district accommodates additional uses in support of the envisioned Large Vehicle Service and Vehicle Storage – Large uses. No development permit application has been submitted at this time.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

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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. No outreach was conducted because the proposal is for industrial uses in a future urban industrial area.

City-Led Outreach

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

There is no community association for the subject area. No public comments were received at the time of writing this report. Rocky View County identified that they had no concerns on 2021 January 21.

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

IMPLICATIONS

Social

The proposal allows for an expansion of unserviced future urban industrial uses while maintaining the unserviced industrial character and function of the area. This allows access to a diversity of uses and support services for the local and greater area.

Environmental

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Opportunities to enhance the development on this site with applicable climate resilience strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

The proposed land use amendment enables opportunities to increase the diversity of uses on the subject site. It will also make more efficient use of existing infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission

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Department Circulation

| General Manager | Department | Approve/Consult/Inform |
|-----------------|------------|------------------------|
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