

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

**ISC: UNRESTRICTED
CPC2021-0393
Page 1 of 3**

**Land Use Amendment in Burns Industrial (Ward 9) at 1035 – 64 Avenue SE,
LOC2020-0175**

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.07 hectares ± (2.64 acres ±) located at 1035 – 64 Avenue SE (Plan 9812079, Lot 2) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This application proposes redesignation of the subject site to accommodate for a broader range commercial uses, while retaining the industrial land use base, with the intent to allow for the use of Medical Clinic.
- The proposal aligns with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? This would allow for Calgarians to seek a broader range of uses within an industrial area that has been transitioning to more commercial uses over the past number of years.
- Why does this matter? More options for landowners to seek a tenant ensures buildings in our industrial transition areas remain viable, especially given current economic pressures on landowners seeking tenants.
- There is no previous Council direction for this site.
- Strategic Alignment with Council's Citizen Priorities: A prosperous city.

DISCUSSION

This land use amendment application was submitted by Systemic Architecture, on behalf of the landowner, 708214 Alberta Ltd (Ronmor Holdings Inc), on 2020 November 12. The approximately 1.07 hectare site is developed with a two storey office building, that is currently vacant. The building formerly housed the office of Mark's Work Warehouse which has since moved locations as noted in the Applicant Submission (Attachment 2). The site is situated at the southeast intersection of 64 Avenue SE and 10 Street SE.

The proposed I-C District allows for more uses that caters to the commercial-industrial tenant and patron.

No development permit has been submitted for the site at this time, although the applicant has indicated in their submission (Attachment 2) that future applications will most likely occupy the existing building with change of use development applications.

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 would be appropriate. Given the industrial nature of the area, no engagement was conducted.

City-Led Outreach

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

Administration did not receive any letters from members of the public with regard to this application. There is no community association for the Burns Industrial area.

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 proposed land use district will allow for a greater range of uses that can utilize the existing structure and offer a more vibrant business area within the city for both landowners and residents.

Environmental

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Encouraging the reuse of an existing structure will conserve the energy and materials required to rebuild an under-utilized structure in the future. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at the subsequent development approval stages.

Economic

This application would facilitate the reuse of a vacant structure and would utilize existing infrastructure and services more efficiently within one of Calgary's already built up industrial areas.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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Page 3 of 3**

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ATTACHMENT(S)

- 1. Background and Planning Evaluation
- 2. Applicant Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform