

**Planning & Development Report to  
Calgary Planning Commission  
2021 May 6**

**ISC: UNRESTRICTED  
CPC2021-0510  
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**Land Use Amendment in Residual Sub-Area 5D (Ward 5) at 14119 – 52 Street NE,  
LOC2018-0030**

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**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 7.86 hectares ± (19.42 acres ±) located at 14119 – 52 Street NE (Plan 1440LK, Block D) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Outdoor (I-O) District and Special Purpose – Urban Nature (S-UN) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject property to allow for a limited range of primarily outdoor industrial uses, and delineate the boundaries of a wetland on the subject parcel.
- The proposal allows for a set of uses that are complementary to the neighbouring character of the area, and conform to relevant policies of the *Municipal Development Plan (MDP)* and the *Northeast Residual Area Policy Plan*.
- What does this mean to Calgarians? Economic opportunities for the landowner and increased outdoor industrial storage opportunities will help to promote an efficient use of a limited service area.
- Why does this matter? The proposal will enable additional industrial and employment opportunities within the area while allowing for the rehabilitation and conservation of a wetland within the site.
- A development permit to rehabilitate the existing wetland has been approved.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

**DISCUSSION**

This application was submitted by George Fitzner on behalf of the landowners, Amarjit Kaur Dhaliwal and Jagmohan Singh Dhaliwal, on 2018 February 13. The application originally proposed to redesignate the parcel from the S-FUD District to the Industrial – General (I-G) District. Administration did an initial review and analysis on the I-G proposal, and between 2018 and 2020 the applicant reviewed their options and continued to work on the Biophysical Impact Assessment, which was required in the review of the application. On 2020 June 02, the applicant amended the application to propose the I-O District to allow for storage of large vehicles, including commercial and recreational vehicles, as indicated in the Applicant Submission (Attachment 2). The S-UN District is proposed to delineate an existing Class IV wetland on the subject parcel. The northwest portion of the site between the proposed S-UN District and Métis Trail NE will remain designated as the S-FUD District.

The subject site is located in the northeast quadrant of the city within Residual Sub-Area 5D between Métis Trail NE and 52 Street NE. The parcel is currently developed with a dwelling, shop, and a garage on the eastern portion of the lot. The rear/western portion of the lot is currently undeveloped and includes a crown claimed Class IV wetland. The parcel is unserved.

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A development permit (DP2019-3622) for rehabilitating the existing wetland was approved on 2020 September 25 (Attachment 3). A separate development permit(s) to review and approve any new business activities within the site will be required following this proposed land use amendment. At the time of writing this report, no additional development permits have been submitted.

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

**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 was appropriate. In response, the owners of the subject parcel met with the owners of the adjacent properties to the north, south, and southeast of the property (14221, 14017, and 13950 – 52 Street NE). No concerns were raised by the owners of the adjacent properties.

**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.

Each of these methods of communication were undertaken in 2018 February for the original proposed I-G District, and again in 2020 June when the application was amended to propose the I-O District.

There is no community association for the subject area and no public comments were received by Administration.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment 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 district provides opportunities for outdoor industrial uses while maintaining the character and function of the area, expanding the potential for the owner to develop the site.

**Environmental**

This application and permanent protection of the wetland does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align

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future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages for any business activities and developments proposed on the site.

**Economic**

The proposed land use amendment enables additional flexibility of uses which may better accommodate the economic needs of the area, maximizing opportunities in a limited service area and potentially increasing employment opportunities.

**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
3. Development Permit (DP2019-3622) Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform