

Planning & Development Report to
Calgary Planning Commission
2021 May 6

ISC: UNRESTRICTED
CPC2021-0613
Page 1 of 3

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7007 - 84 Street SE,
LOC2021-0044**

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2021-0613) to the 2021 May 31 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 28.98 hectares \pm (71.61 acres \pm) located at 7007 – 84 Street SE (Plan 0910744, Block 2, Lot 2) from Direct Control District to Industrial – General (I-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 MAY 06:

That Council hold a Public Hearing and Give three readings to **Proposed Bylaw 86D2021** for the redesignation of 28.98 hectares \pm (71.61 acres \pm) located at 7007 – 84 Street SE (Plan 0910744, Block 2, Lot 2) from Direct Control District to Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the I-G District to allow for a range of additional industrial uses, including Motion Picture Production Facility.
- 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 *Shepard Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed land use amendment provides for light and medium industrial uses, and 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, may contribute to promoting Calgary's filming industry, and may diversify Calgary's economy.
- A development permit for Motion Picture Production Facility has been submitted and is under review.
- 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, 590140 Alberta Limited (Marco Simonelli), on 2021 March 15.

The site is located in the southeast community of Residual Sub-Area 9K, south of 61 Avenue SE, between Stoney Trail SE and 84 Street SE. The site is located along 84 Street SE which is

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7007 - 84 Street SE,
LOC2021-0044**

the boundary between the City of Calgary and Rocky View County. The subject site is approximately 28.98 hectares in size and is partially developed with industrial buildings.

As indicated in the Applicant Submission (Attachment 2), the proposed I-G District can accommodate a range of light and medium industrial uses, including Motion Picture Production Facility. A development permit (DP2021-2372), for Motion Picture Production Facility was submitted on 2021 April 09, and is under initial review. A development permit summary is provided in Attachment 3.

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 and the community association was appropriate. No outreach was conducted because the proposal is in a future urban industrial area, and there is no community association in this 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.

Rocky View County was circulated, as per the *Intermunicipal Development Plan*, and was provided with an operational transportation memo for the Motion Picture Production Facility by the applicant describing the proposed site operation. No further comments were received from Rocky View County.

No public comments were received by Administration.

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 amendment would enable the subject site the flexibility to accommodate different industrial uses and support services that are compatible with the local context.

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

**ISC: UNRESTRICTED
CPC2021-0613
Page 3 of 3**

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7007 - 84 Street SE,
LOC2021-0044**

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 allows for additional range of industrial uses on site. It may also make more efficient use of an under-utilized site and may contribute to developing Calgary’s filming industry and promote diversifying Calgary’s economy.

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 (DP2021-2372) Summary
4. **Proposed Bylaw 86D2021**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform