

**Land Use Amendment in North Airways (Ward 3) at 4239 – 19 Street NE, LOC2021-0070**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.57 hectares  $\pm$  (1.42 acres  $\pm$ ) located at 4239 – 19 Street NE (Plan 731392, Block 2, Lot 3) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject property to allow for primarily light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas, allowing greater flexibility of commercial uses than in the current district.
- 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).
- What does this mean to Calgarians? The proposal could provide increased commercial and light industrial opportunities.
- Why does this matter? The proposal may enable additional business and employment opportunities at this area.
- 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 application is located in the North Airways Industrial area and was submitted by the landowner, Roloh Investments Ltd, on 2021 April 30.

The subject site is approximately 0.57 hectares and is located south of McKnight Boulevard NE. The site currently contains a temporary administrative building structure and an existing, temporarily-approved Large Vehicle and Equipment Sales. No development permit has been submitted at this time; however, the Applicant Submission (Attachment 2) indicates the desire to accommodate a Vehicle Sales – Major use on the site.

No development permit 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. The applicant sent out letters to adjacent landowners notifying them about the application. As this is a developed industrial area, there is no community association representing the area and no residential areas are located nearby.

### 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.

Administration did not receive any letters from the public.

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 district may provide opportunities for additional commercial uses while maintaining the industrial character and function of the area. The redesignation of the parcel may also allow for additional amenities and employment opportunities to help serve the area.

### Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). 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

The proposed land use amendment enables the additional flexibility of industrial- commercial uses which may better accommodate the economic needs of the area.

### 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

**Planning & Development Report to  
Calgary Planning Commission  
2021 August 5**

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CPC2021-1055  
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Department Circulation

| General Manager<br>(Name) | Department | Approve/Consult/Inform |
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