

Planning & Development Report to  
Calgary Planning Commission  
2021 August 19

ISC: UNRESTRICTED  
CPC2021-1088  
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**Land Use Amendment in Residual Sub-Area 12A (Ward 12) at 10811 – 84 Street SE, LOC2021-0085**

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**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.83 hectares  $\pm$  (16.88 acres  $\pm$ ) located at 10811 – 84 Street SE (SE1/4 Section 13-23-29-4) from Industrial – Outdoor (I-O) District to Industrial – General (I-G) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to the Industrial – General (I-G) District to allow for a range of additional industrial uses.
- 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, along with some support commercial uses that are compatible with the surrounding area.
- Why does this matter? The proposal would allow for additional business and employment opportunities and enable development in the future.
- 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 amendment application was submitted by Carswell Planning on behalf of the landowner, Make Space Alberta Property GP Inc, on 2021 June 01.

The site is located in the southeast community of Residual Sub-Area 12A, north of 114 Avenue SE, between Stoney Trail SE and 84 Street SE. The site is approximately 6.83 hectares (16.88 acres) in size, generally flat, and has vehicular access from 84 Street SE. The site is currently used for vehicle and outdoor storage.

As indicated in the Applicant Submission (Attachment 2), the proposed I-G District can accommodate a range of light and medium industrial uses and is better suited to accommodate the various types of storage activities, including Self Storage Facility. 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.

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**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 formal outreach was conducted, however applicant indicated neighbouring properties were supportive of the proposed application.

**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, and no public comments were received by Administration. Rocky View County identified no concerns with the proposal on 2021 July 30.

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 may enable the subject site with flexibility to be used for different industrial uses and support services that are compatible with the local context.

**Environmental**

This application does not include any specific actions that 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 subsequent development approval stages.

**Economic**

The proposed land use amendment would allow for a range of industrial-related uses on site. It may also make more efficient use of unutilized lands and may support Calgary's local businesses.

**Service and Financial Implications**

No anticipated financial impact.

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**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Application Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform