

**Land Use Amendment in Highfield (Ward 9) at 1119 and 1123 - 46 Avenue SE,
LOC2021-0031**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings of the proposed bylaw for the redesignation of 0.47 hectares \pm (1.16 acres \pm) located at 1119 and 1123 – 46 Avenue SE (Plan 2018JK, Block 1, Lots 1 and 2) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Vehicle Sales – Major, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for the additional use of Vehicle Sales – Major.
- The proposal allows for an additional use that is appropriate contextually with the existing uses in the vicinity and is keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Further economic development to serve the Calgary market.
- Why does this matter? The proposal allows for the industrial character of the vicinity to be maintained, while supporting business, investment, and job creation in the 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 amendment application, in the southeast community of Highfield, was submitted by Safwan Azzam on behalf of the landowner, Cantana Investments Limited, on 2021 February 25. During the course of the application review there was a change of applicant to Manu Chugh Architect on behalf of the landowner.

This site is located west of 11 Street SE, south of 46 Avenue SE and is approximately 0.47 hectares (1.16 acres) in size. The site is currently vacant; however, it was previously used as a construction equipment retailer. The proposed DC District, based on the Industrial – General (I-G) District, includes the additional discretionary use of Vehicle Sales – Major, to accommodate development indicated in the Applicant Submission (Attachment 3). No development permit application 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 respective community association was appropriate. They determined that no outreach would be undertaken.

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 received one letter of opposition and one letter of support from the public. The letter of opposition included the following areas of concern:

- increased traffic and parking along 11 Street SE and 48 Avenue SE; and
- access to the site.

There is no community association for the subject area.

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

There are no social implications based on the proposed application.

Environmental

This application does not include any actions that specifically address 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 proposal would provide a wider range of employment uses in an industrial designated area and preserves the existing industrial base district for future development.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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2021 October 21**

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ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform