

Planning & Development Report to
Calgary Planning Commission
2021 September 16

ISC: UNRESTRICTED
CPC2021-1291
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**Land Use Amendment in Carrington (Ward 3) at 14121 Centre Street NW,
LOC2021-0103**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.28 hectares ± (0.69 acres ±) located at 14121 Centre Street NW (Portion of NE1/4 Section 33-25-1-5) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 SEPTEMBER 16:

That Council Give three readings to **Proposed Bylaw 174D2021** for the redesignation of 0.28 hectares ± (0.69 acres ±) located at 14121 Centre Street NW (Portion of NE1/4 Section 33-25-1-5) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 3).

HIGHLIGHTS

- This land use amendment application proposes a Direct Control (DC) District, based on the Commercial – Community 1 (C-C1) District, to allow for additional commercial uses including the discretionary use of Car Wash – Multi-Vehicle.
- This proposal provides for further flexibility of commercial uses to address the needs of a developing community and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Keystone Hills Area Structure Plan* (ASP).
- What does this mean to Calgarians? The additional use of Car Wash – Multi-Vehicle would serve the needs for the nearby developing area.
- Why does this matter? It is important to address the needs of developing communities by providing additional flexibility with commercial uses.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted on 2021 June 25 by B&A Planning Group, on behalf of the landowner, Genstar Titleco Limited.

The subject site represents a 0.28 hectare (0.69 acre) portion of the overall parcel located at 14121 Centre Street NW in the developing community of Carrington. This site is located west of future 1 Street NW (a one-way street), between 144 Avenue NW and future 142 Avenue NW. The site is currently vacant and abuts a future lane to the south. The site is located approximately 300 metres (a four-minute walk) from the future 144 Avenue N Green Line LRT Station.

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No development permit has been submitted at this time. As indicated in the Applicant Submission (Attachment 2), the applicant intends to develop the site with a multi-bay car wash which would also include bike wash and dog/pet wash. The applicant recognizes the importance of pedestrian-friendly development in this area and has proposed a specific area for this redesignation to enable direct pedestrian connections between the Green Line LRT Station and the proposed residential areas to the west.

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 respective community association was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 4) for rationale why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

No public comments were received by the report submission date. Currently, there is no community association for the area.

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 application would enable the continuation of development in the community of Carrington and provides a future framework for additional commercial uses addressing the needs for nearby existing and proposed residential development.

Environmental

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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Economic

The proposed application enables necessary services and employment opportunities supporting development of nearby residential areas.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
- 3. Proposed Bylaw 174D2021**
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform