

Planning & Development Report to
Calgary Planning Commission
2022 January 6

ISC: UNRESTRICTED
CPC2022-0019
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**Land Use Amendment in Forest Lawn Industrial (Ward 9) at 1810 and 1848 – 54 Street SE,
LOC2021-0048**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.06 hectares \pm (2.62 acres \pm) located at 1810 and 1848 – 54 Street SE (Plan 316GV, Block 4, Lots 1 and 2) from Direct Control (DC) District to Industrial – General (I-G) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022
JANUARY 6:**

That Council give three readings to **Proposed Bylaw 31D2022** for the redesignation of 1.06 hectares \pm (2.62 acres \pm) located at 1810 and 1848 – 54 Street SE (Plan 316GV, Block 4, Lots 1 and 2) from Direct Control (DC) 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 the *International Avenue Area Redevelopment Plan* (ARP).
- 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 and may promote development opportunities in the future.
- Why does this matter? The proposal would allow for additional business and employment opportunities and enable the future redevelopment of the site.
- 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 on 2021 March 24 by Farmor Architecture on behalf of the landowner, KSS Land Corp. As per the Applicant Submission (Attachment 2), the intent is to update the zoning for the parcels to allow for a broader range of potential uses to occur. No development permit application has been submitted at this time.

A detailed planning evaluation of this land use amendment 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. In response, the applicant sent 98 letters to neighbours in the vicinity and copied this information by email to the Forest Lawn Community Association and the International Avenue Business Improvement Area (BIA). The applicant did not receive any response to these letters. The Applicant Outreach Summary can be found in Attachment 3.

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.

No public comments were received at the time of writing this report.

While there is no community association for the Forest Lawn Industrial area, Administration did circulate the application to the adjacent Forest Lawn Community Association as well as the International Avenue BIA, who commented that due to potential concerns about impacts on surrounding business and residences, a number of the 'Permitted' uses in the I-G District should be moved to 'Discretionary' uses in order that further analysis and stakeholder engagement could occur (Attachments 4 and 5).

Many of the 'Permitted' uses in the I-G District that are of concern to the Community Association and BIA are currently 'Permitted' under the existing Direct Control (DC) District 80Z95. Therefore, Administration considered the relevant planning issues specific to this application and has determined the proposal to be appropriate.

The suitability of any future proposed 'Permitted' or 'Discretionary' uses, along with site and building layout, and access and parking requirements will be reviewed and determined at the development permit stage.

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 amendment creates flexibility for the site to be developed with different industrial uses and support services that create employment opportunities in the area.

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Environmental

This application does not include any specific actions that address objectives of the [Climate Resilience Plan](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development permit 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 under-utilized lands and may promote the diversification of Calgary’s economy.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with the application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. International Avenue BIA Response
5. Forest Lawn Community Association Response
6. **Proposed Bylaw 31D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform