

Planning & Development Report to  
Calgary Planning Commission  
2021 December 2

ISC: UNRESTRICTED  
CPC2021-1578  
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**Land Use Amendment in Burns Industrial (Ward 9) at 6304 – 6A Street SE,  
LOC2021-0089**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.57 hectares ± (1.41 acres ±) located at 6304 – 6A Street SE (Plan 1310LK, Lot 1, Block 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).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021  
DECEMBER 2:**

That Council:

Give three readings to **Proposed Bylaw 17D2022** for the redesignation of 0.57 hectares ± (1.41 acres ±) located at 6304 – 6A Street SE (Plan 1310LK, Lot 1, Block 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 contextually appropriate 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? This application may allow for additional economic development that would serve the Calgary market.
- Why does this matter? The proposal would allow 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 Burns Industrial, was submitted by T.i. Studios on behalf of the landowner, Apollo Export S A and tenant, Basecamp Motorsports, on 2021 June 09.

This site is located on the east side of 6A Street SE and Blackfoot Trail SE and is approximately 0.57 hectares (1.41 acres) in size. The site is currently occupied with a single-story building approved for the uses of Auto Service, Vehicle Storage and Vehicle Sales - Minor. The proposed DC District, based on the Industrial – General (I-G) District, includes the additional discretionary use of Vehicle Sales – Major to accommodate the business operations indicated in

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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

**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, published [online](#), and notification letters were sent to adjacent landowners.

Administration received no letters from the public and 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 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 proposal would provide a wider range of employment uses in an industrial area and preserves the existing industrial base district for future development.

**Service and Financial Implications**

No anticipated financial impact.

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**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 17D2022**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform