

Land Use Amendment in Sunridge (Ward 10) at 3100 – 27 Street NE, LOC2021-0191

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.57 hectares ± (6.35 acres ±) located at 3100 – 27 Street NE (Plan 2111519, Block 7, Lot 1) from Industrial – Business f0.5 (I-B f0.5) District to Direct Control (DC) District to accommodate a mix of commercial and industrial uses.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a variety of commercial uses in addition to the uses listed in the Industrial – General (I-G) District.
- The applicant intends to construct a new general industrial building, liquor store, and gas station.
- The proposal is in 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 employees of the industrial area.
- Why does this matter? The proposal supports business, investment, and job creation in the area.
- Two development permits have been submitted for an industrial building and a gas bar and liquor store, which are currently under review.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city

DISCUSSION

This land use amendment application was submitted by Riddell Kurczaba Architecture on behalf of the landowners, BGIS Global Integrated Solutions Canada LP, on 2021 November 18. Two development permits were submitted on 2022 March 07 and are under review. One proposes a general industrial building on the west portion of the site, and the other proposes a gas bar and liquor store on the east portion. See Development Permit (DP2022-01479 and DP2022-01485) Summary (Attachment 4) for additional information.

The approximately 2.57-hectare vacant site is located in the northeast community of Sunridge at the south end of 27 Street NE. The proposed DC District (Attachment 3) maintains the rules of the I-G District while adding commercial uses that are already included in the current Industrial - Business land use designation.

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 respective community association was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary, Attachment 5, 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 did not receive any letters of objection or support for this application. There is no community association for the subject area.

Administration considered the relevant planning issues specific to the land use amendment and has determined the proposal to be appropriate. The building, site design, and vehicle access are being reviewed and determined with the submitted development permits.

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 proposal would enable further development of the community of Sunridge and the clustering of similar businesses in close proximity to other complementary services and major transportation routes.

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 are being explored and encouraged through the development permit applications.

Economic

The proposal would provide new employment opportunities that may support other land uses in the surrounding area.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Proposed Direct Control District
4. Development Permit (DP2022-01479 and DP2022-01485) Summary
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform