

Land Use Amendment in Stoney 3 (Ward 5) at 4115 – 108 Avenue NE, LOC2021-0164

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.71 hectares $\pm$ (4.21 acres $\pm$) located at 4115 – 108 Avenue NE (Plan 2210553, Block 2, Lot 13) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject parcel to allow for primarily light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas.
- The proposal would allow for a set of uses that are complementary to the neighbouring character of the area and that conform to relevant policies of the *Municipal Development Plan* (MDP) and the *Northeast Industrial Area Structural Plan* (ASP).
- What does this mean to Calgarians? Increased commercial and light industrial opportunities to provide a wider range of uses than what is currently allowed in the existing land use district.
- Why does this matter? The proposal will enable additional commercial and employment opportunities within the existing building.
- 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 application, located in the northeast industrial area of Stoney 3, was submitted by Cana Construction Ltd on behalf of the landowner, Shepard Jacksonport Ltd on 2021 October 13.

The land subject to this application is 1.71 hectares in area. It is located south of Country Hills Boulevard NE, west of Métis Trail NE and accessed from 108 Avenue NE on the north. The Applicant Submission (Attachment 2) indicates the intent is to construct a multi-bay building with light industrial uses along with a wider variety of commercial use options for the site in order to increase flexibility for future tenants.

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 community association was appropriate. The Applicant determined no outreach was necessary as this is a developing industrial area which is under construction and has no community association representing the area.

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.

There is no community association for the subject area. No public letters were received during the review for this proposed redesignation application.

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 district provides opportunities for additional commercial uses while maintaining the industrial character and function of the area. The redesignation of the parcel will allow for additional commercial / service based uses to help serve the industrial area.

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 development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment enables additional flexibility of uses which may better accommodate the economic needs of the area.

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

**Planning & Development Report to
Calgary Planning Commission
2021 May 5**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform