

**Land Use Amendment in Manchester Industrial (Ward 9) at 6025 - 4 Street SE,
 LOC2022-0010**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.11 hectares \pm (2.74 acres \pm) located at 6025 – 4 Street SE (Plan 4494HB, Block 3) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Health Care Service, with guidelines (Attachment 2).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 MAY 19:

That Council give three readings to **Proposed Bylaw 102D2022** for the redesignation of 1.11 hectares \pm (2.74 acres \pm) located at 6025 – 4 Street SE (Plan 4494HB, Block 3) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Health Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to change the designation of the site to a Direct Control (DC) District to allow for the additional use of Health Care Service.
- This application aligns with applicable policies of the *Municipal Development Plan* (MDP) that support the continuation of industrial uses.
- What does this mean to Calgarians? There would be more opportunity to expand the operations on the site and the proposed use will benefit Calgarians by providing Health Care Service as a community service.
- Why does this matter? Giving the landowner more flexibility allows for additional operations on the site and provides more services under the Health Care Service use.
- No development permit has 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 application, located in the southeast community of Manchester Industrial, was submitted by the landowner, Hyatt Auto Sales, on 2022 January 20. A development permit application has not been submitted at this time however, as noted in the Applicant Submission (Attachment 3), the applicant's intent is to apply for a development permit to include a Health Care Service use on a portion of the site.

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. The applicant determined that no formal 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. No public comments were received and there is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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

This proposal may support surrounding uses and amenities while introducing additional services for the greater area. Expanding the available uses may result in an increase in available jobs for Calgarians.

Environmental

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Opportunities to enhance the development on this site with applicable climate resilience strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

This application would allow the continuation of general industrial development on the subject parcels and add additional health care services. The proposal would also make more efficient use of existing infrastructure and services.

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 102D2022**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform