

Land Use Amendment in Sunridge (Ward 10) at 2555 – 32 Street NE, LOC2021-0151

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.21 hectares ± (15.35 acres ±) located at 2555 – 32 Street NE (Plan 9811729, Block 7) from Direct Control (DC) District to Commercial – Regional 2 f0.42 (C-R2 f0.42) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 MAY 5:

That Council give three readings to **Proposed Bylaw 100D2022** for the redesignation of 6.21 hectares ± (15.35 acres ±) located at 2555 – 32 Street NE (Plan 9811729, Block 7) from Direct Control (DC) District to Commercial – Regional 2 f0.42 (C-R2 f0.42) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow greater flexibility of commercial uses and increased floor area ratio (FAR).
- The proposal allows for a set of uses that are complementary to the character of the immediate commercial regional area and conforms to relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Increased commercial uses and employment opportunities to meet the needs of Calgarians and Calgary businesses.
- Why does this matter? The proposal will enable additional commercial and employment opportunities within all the existing buildings and on 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 application, located in the northeast commercial/industrial area of Sunridge, was submitted by Carswell Planning on behalf of the landowner, Westfield Sunridge Spectrum Ltd on 2021 September 23.

The Applicant Submission (Attachment 2) indicates the intent to redesignate the parcel is to accommodate a wider variety of commercial use options for the site to increase flexibility for future tenants than what is currently allowed under the existing DC Bylaw. Although it is not in their immediate plans, after discussions with Administration, the Applicant also agreed to increase the FAR to better accommodate additional longer term intensification opportunities on this 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 community association was appropriate. No outreach was undertaken as this is a commercial and industrial area that does not contain a residential population, no community association represents the area, and there were no concerns raised during the application circulation process.

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. The application was circulated to the adjacent Rundle Community Association; however, no response letters were received during the review stages.

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 provides opportunities for additional commercial uses as well as support for the local employment base while maintaining the commercial regional shopping mall character and function of the area. The redesignation of the parcel would allow for additional uses to help serve the commercial/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 site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would enable additional commercial uses and development opportunities, increasing employment and providing more economic activity in this area.

Service and Financial Implications

No anticipated financial impact.

**Planning & Development Report to
Calgary Planning Commission
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RISK

There are no known risks associated with this proposal.

ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. **Proposed Bylaw 100D2022**
- 4. **CPC Commissioner Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform