

Land Use Amendment in Sunridge (Ward 10) at multiple addresses, LOC2022-0030

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.40 hectares \pm (3.45 acres \pm) located at #1000, #2000, #3000, #4000, #4100, #5000, #6000 and #7000, 2255 – 32 Street NE and 2255 – 32 Street NE (Condominium Plan 2111458, Units 24 to 28; Condominium Plan 2111457, Units 19 to 23; Condominium Plan 2111456, Units 14 to 18; Condominium Plan 2111454, Units 9 to 13; Condominium Plan 2111201, Unit 2; Condominium Plan 2210714, Units 42 to 47; Condominium Plan 2210713, Units 36 to 41; Condominium Plan 2210712, Units 29 to 35; Condominium Plan 2111201, CS) from Direct Control (DC) District to Industrial – Commercial (I-C) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 SEPTEMBER 15:

That Council give three readings to **Proposed Bylaw 158D2022** for the redesignation of 1.40 hectares \pm (3.45 acres \pm) located at #1000, #2000, #3000, #4000, #4100, #5000, #6000 and #7000, 2255 – 32 Street NE and 2255 – 32 Street NE (Condominium Plan 2111458, Units 24 to 28; Condominium Plan 2111457, Units 19 to 23; Condominium Plan 2111456, Units 14 to 18; Condominium Plan 2111454, Units 9 to 13; Condominium Plan 2111201, Unit 2; Condominium Plan 2210714, Units 42 to 47; Condominium Plan 2210713, Units 36 to 41; Condominium Plan 2210712, Units 29 to 35; Condominium Plan 2111201, CS) from Direct Control (DC) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for light industrial and commercial uses.
- The proposed Industrial – Commercial (I-C) District would allow for a set of uses that are complementary to the neighbouring character of the area, provide appropriate transition to the adjacent industrial areas and conform to relevant policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? The proposal would allow for employment uses and increased flexibility to provide commercial uses near an established major activity centre.
- Why does this matter? It is important to support and maintain industrial and employment uses within established areas to advance Calgary's economic development goals.
- 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 application, located in the northeast commercial/industrial area of Sunridge, was submitted by Rick Balbi Architect on behalf of the landowner, Hillsboro Properties Inc., on 2022 March 08.

The approximately 1.40-hectare (3.45-acre) site contains nine bare land condo units and is surrounded by a mix of industrial and commercial buildings. The site is situated along 32 Street

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NE and is bounded by 23 Avenue NE to the north. Industrial developments are located to the west and south and Sunridge Mall is located immediately across 32 Street to the east.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), development of seven commercial buildings with primarily retail, medical and restaurant uses is nearing completion. The existing DC District is based on the I-2 General Light Industrial District of former Land Use Bylaw 2P80 and includes the additional discretionary uses of retail stores and medical clinics.

The applicant intends to redesignate the parcel to accommodate additional commercial uses, such as personal service uses, to increase flexibility for future tenants from what is allowed under the existing DC District.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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 respective community association was appropriated. In response, the applicant determined outreach was limited to the Ward 10 office as this is a developing industrial area and has no community association representing the area. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received and there is no community association for the subject area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application 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 proposed land use district may provide opportunities for additional commercial uses while maintaining the industrial character and function of the area. The redesignation of the parcel may also allow for additional amenities and employment opportunities to help serve the area.

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Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment enables additional flexibility in developing industrial and commercial 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
3. Applicant Outreach Summary
4. **Proposed Bylaw 158D2022**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform