

Policy and Land Use Amendment in Valleyfield (Ward 09) at multiple properties,
 LOC2022-0115

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings of the proposed bylaw for amendments to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 1.22 hectares \pm (3.02 acres \pm) located at 2526 and 2502 – 50 Avenue SE, 2539 – 49 Avenue SE, 5002 – 24 Street SE, 4990 and 5020 Barlow Trail SE (Plan 4724R, Block A, Lots 1 to 44; Plan 4724R, Block A, OT) from Direct Control (DC) District to Industrial – General (I-G) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 1:

That Council:

1. Give three readings to **Proposed Bylaw 4P2023** for amendments to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 12D2023** for the redesignation of 1.22 hectares \pm (3.02 acres \pm) located at 2526 and 2502 – 50 Avenue SE, 2539 – 49 Avenue SE, 5002 – 24 Street SE, 4990 and 5020 Barlow Trail SE (Plan 4724R, Block A, Lots 1 to 44; Plan 4724R, Block A, OT) from Direct Control (DC) District to Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for a range of general industrial uses.
- The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This would allow for a broader range of industrial opportunities and uses within an existing industrial region.
- Why does this matter? More options for landowners to seek a tenant ensures buildings in our industrial areas remain viable, especially given current economic pressures and the direction to retain and promote our existing industrial areas.
- An amendment to the *Southeast Industrial Area Structure Plan* (ASP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction for this site.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

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DISCUSSION

This land use and policy amendment is located in the southeast community of Valleyfield and was submitted by Rick Balbi Architect on behalf of the landowner, 2223526 Alberta Ltd. (Hossin Noori), on 2022 July 04.

The subject parcels have a total combined area of 1.22 hectares and are located east of Barlow Trail SE, north of 50 Avenue SE, and west of 25 Street SE. The site is currently vacant and is surrounded by a broad range of industrial development. No development permit has been submitted at this time, however, as per the Applicant Submission (Attachment 3), the intent is to allow for a containerized shipping yard and allow for a broader range of industrial uses in the future.

As the subject parcels are located in the “Existing Commercial District” typology of the *Southeast Industrial ASP*, a supporting policy amendment is being proposed to change the land use typology of the subject parcels to the “Proposed I-2 General Light Industrial District” typology. Additional textual amendments are being proposed to transition the ASP typologies from alignment with Bylaw 2P80 to alignment with Land Use Bylaw 1P2007.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Relevant public groups 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 relevant public groups and the respective community association was appropriate. The Applicant determined that no outreach would be undertaken as there is no immediate community association and surrounding parcels have a similar land use district, which is identified in the Applicant Outreach Summary in Attachment 4.

City-Led Outreach

In keeping with Administration’s practices, this application was circulated to relevant public groups, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

No public comments were received at the time of writing this report and there is no community association for the subject area.

Following Calgary Planning Commission, notifications for a 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.

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IMPLICATIONS

Social

The social impact of the proposed land use district would remain unchanged from the current condition. The proposed land use amendment creates flexibility for the site to be developed with different industrial uses and support services that create employment opportunities in the area.

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 would allow for a range of industrial-related uses on site. It may also make more efficient use of under-utilized lands and may promote the diversification of Calgary's economy.

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. **Proposed Bylaw 4P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 12D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform