

Land Use Amendment in Greenview Industrial Park (Ward 4) at 207 – 36 Avenue NE, LOC2022-0094

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.104 hectares ± (0.26 acres ±) located at 207 – 36 Avenue NE (Plan 5942AD, Block 14, Lots 21 to 24) from Industrial – Edge (I-E) District to Direct Control (DC) District to accommodate additional automotive uses (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the subject parcel to a Direct Control (DC) District to accommodate the additional discretionary uses of Auto Body and Paint Shop and Vehicle Sales - Minor.
- This application aligns with the policies in the *Municipal Development Plan (MDP)* and the *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? This application provides opportunities for economic development and additional service to meet the needs of Calgarians.
- Why does this matter? The proposal would preserve the industrial nature of the vicinity while allowing additional business, investment, and job creation in the area.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted on 2022 May 26 by Superior Drafting & Design on behalf of the landowner, Doan Huu Lam. The 0.104 hectare (0.26 acre) site is located in the Greenview Industrial Park in the northeast quadrant of the city. The subject site is currently developed with an existing auto service building that is intended to be retained.

The proposed Direct Control (DC) District (Attachment 2) is based on the site's existing designation of Industrial – Edge (I-E) District and would allow for the additional discretionary uses of Auto Body and Paint Shop and Vehicle Sales - Minor. As indicated in the Applicant Submission (Attachment 3), the applicant intends to maintain the existing building and convert five of the existing on-site parking stalls for vehicle sales.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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

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public/interested parties 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 relevant public groups, notice posted on site and published [online](#). Notification letters were sent to adjacent landowners as well.

Administration received one comment from the public expressing concerns about an excess of vehicles being parked along 1 Street NE. The Highland Park Community Association had no objection to the application, and the Thorncliffe Greenview Community Association is in support.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate given its location in an industrial area. Public concerns about vehicle parking and business operations will be managed through the development permit and business licensing processes.

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.

IMPLICATIONS

Social

There are no social implications based on the proposed application.

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

The proposal would allow an additional use that would enable business, investment, and job opportunities in the area while maintaining the integrity of the industrial area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to
Calgary Planning Commission
2023 February 09**

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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Proposed Direct Control District
- 3. Applicant Submission
- 4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform