

Land Use Amendment in Franklin (Ward 10) at 1411 – 33 Street NE, LOC2022-0184

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.35 hectares \pm (3.33 acres \pm) located at 1411 – 33 Street NE (Condominium Plan 2111508, Units 1 to 12) from Industrial – Commercial (I-C) District to Direct Control (DC) District to accommodate Place of Worship – Medium, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 23:

That Council give three readings to **Proposed Bylaw 49D2023** for the redesignation of 1.35 hectares \pm (3.33 acres \pm) located at 1411 – 33 Street NE (Condominium Plan 2111508, Units 1 to 12) from Industrial – Commercial (I-C) District to Direct Control (DC) District to accommodate Place of Worship – Medium, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to Direct Control (DC) District to allow for a Place of Worship – Medium in addition to the uses already allowed in the Industrial – Commercial (I-C) District.
- This application allows for a set of uses and an intensity of development that is complementary to the neighbouring character of the area and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal would facilitate increased activation of the subject site during times off peak periods while maintaining existing industrial and commercial uses.
- Why does this matter? It is important to support and maintain industrial and employment uses while allowing for additional activation of this 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 October 11 by Sarbjeet Sahota, on behalf of the landowner, Franklin Alberta Properties Ltd.

The approximately 1.35-hectare site is located in the community of Franklin in the northeast quadrant of the city. The proposed DC District (Attachment 2) is based on the site's existing designation of I-C District and would allow for the additional discretionary use of Place of Worship - Medium.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to apply for a development permit to accommodate a Place of Worship. A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

Land Use Amendment in Franklin (Ward 10) at 1411 – 33 Street NE, LOC2022-0184

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 public/interested groups was appropriate. In response, the applicant visited and talked with the adjacent tenants. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to public/interested 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. There is no community association for the subject area.

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 district maintains the industrial character of the area while allowing for an additional use with the potential for social gatherings and community building to occur on the site.

Environmental

This application does not include actions that specifically address the objectives of the Calgary *Climate Strategy – Pathways to 2050*.

Economic

The proposed land use amendment would enable additional flexibility of uses while maintaining a district that allows for industrial and commercial growth.

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 49D2023**
3. Applicant Submission

Planning and Development Services Report to
Calgary Planning Commission
2023 February 23

ISC: UNRESTRICTED
CPC2023-0107
Page 3 of 3

Land Use Amendment in Franklin (Ward 10) at 1411 – 33 Street NE, LOC2022-0184

- 4. Applicant Outreach Summary
- 5. **CPC Member Comments**
- 6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform