

Land Use Amendment in South Airways (Ward 10) at 3025 – 12 Street NE, LOC2022-0175

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.44 hectares \pm (1.09 acres \pm) located at 3025 – 12 Street NE (Plan 7811365, Block 13, Lot 5) from Industrial – Business (I-Bf1.0) District to Industrial – General (I-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 MARCH 23:

That Council give three readings to **Proposed Bylaw 62D2023** for the redesignation of 0.44 hectares \pm (1.09 acres \pm) located at 3025 – 12 Street NE (Plan 7811365, Block 13, Lot 5) from Industrial – Business (I-Bf1.0) District to Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a large-scale place of worship in addition to the permitted and discretionary uses in the Industrial – General (I-G) District.
- The proposal would allow for an appropriate use that aligns with the character of the surrounding community containing a mix of existing industrial uses and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use amendment would allow for an appropriate location for a place of worship with good access from residential communities and thereby contributing to the principle of complete communities.
- Why does this matter? Complete communities are essential for the well-being of Calgarians without the need to travel long distances across the City to culture and leisure facilities.
- There is no local area plan applicable to the site.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northeast community of South Airways, was submitted on 2022 September 23 by Faizan Kazmi on behalf of the landowner Bab Ul Hawaj Islamic Centre of Calgary.

It is the applicant's intent to use the existing building for the purposes of a Place of Worship – Large, but a development permit has not been submitted at this time and is dependant on the land use amendment application outcome at Council. As noted in the Applicant Submission (Attachment 2), the intent is to apply for a development permit in the future in alignment with the district rules of the I-G land use district.

The subject site is situated midblock on the west side of 12 Street NE and south of 32 Avenue NE and is approximately 0.44 hectares \pm (1.09 acres \pm) in size. The site is developed with a one storey business industrial building and is still occupied by some business industrial uses. Vehicular access is provided from 12 Street NE to parking stalls situated on the east, south and

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west (rear) of the current building. It is the applicant's intent to retain the existing building and apply for renovation and improvements to the building 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).

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 the public, interested parties and/or community association was appropriate.

In response, the applicant reached out to the surrounding community within a radius of approximately 1.5 kilometres with a letter of introduction, followed up with telephone calls to the immediate neighbours and held an Open House during the first week of 2023 February. The applicant made specific effort to contact and meet with the landowner and tenants of the neighbouring building directly to the south. The applicant is in ongoing conversation with the building to the south regarding on-site parking which will be finalized during the future development permit application.

The applicant provided a summary of the public outreach in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public and interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. There is no community association for the community of South Airways

Administration received three letters of opposition to the proposed land use amendment. The letters of opposition cited the following concerns:

- an increase in vehicular and pedestrian traffic that will have a significant impact on the surrounding community and buildings;
- traffic congestion and a shortage of parking since no parking is allowed along 12 Street NE; and,
- negative impact on the intersection at 12 Street NE and 32 Avenue NE.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. On-site parking will be determined and reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment 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.

**Planning and Development Services Report to
Calgary Planning Commission
2023 March 23**

**ISC: UNRESTRICTED
CPC2023-0213
Page 3 of 3**

Land Use Amendment in South Airways (Ward 10) at 3025 – 12 Street NE, LOC2022-0175

IMPLICATIONS

Social

The proposed application will have a positive social implication by offering a place of worship in a central location between numerous communities to both the east and west of the subject site. The proposal is in alignment with Council's *Social Wellbeing Policies* delivering services to all Calgarians, and in this instance based on religious belief.

Environmental

This application does not include actions that specifically address the objectives of the Calgary *Climate Strategy – Pathways to 2050*. Opportunities to enhance the existing building with applicable climate strategies will be identified and shared with the applicant as part of the future development permit review.

Economic

Although the intent is to operate a place of worship on the subject site, the proposed land use district of Industrial – General (I-G) would continue to allow for and protect the site for industrial uses in the established area, in proximity to inner city communities and downtown Calgary.

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 62D2023**
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform