

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

**ISC: UNRESTRICTED
CPC2023-0259
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Road Closure and Land Use Amendment in Greenview Industrial Park (Ward 4) at 4508 – 6 Street NE, LOC2021-0142

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.05 hectares \pm (0.12 acres \pm) of road (Plan 2211643, Area A), adjacent to 4508 – 6 Street NE and 716 – 41 Avenue NE, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 4508 – 6 Street NE and the closed road (Plan 453AD, Block 1, Lots 7 and 8; Plan 2211643, Area A) from Industrial – General (I-G) District and Undesignated Road Right-of-Way to Direct Control (DC) District to accommodate the additional use of Vehicle Sales - Major, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 MARCH 23:

That Council:

1. Give three readings to **Proposed Bylaw 1C2023**, closure of 0.05 hectares \pm (0.12 acres \pm) of road (Plan 2211643, Area A), adjacent to 4508 – 6 Street NE and 716 – 41 Avenue NE, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 63D2023** for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 4508 – 6 Street NE and the closed road (Plan 453AD, Block 1, Lots 7 and 8; Plan 2211643, Area A) from Industrial – General (I-G) District and Undesignated Road Right-of-Way to Direct Control (DC) District to accommodate the additional use of Vehicle Sales - Major, with guidelines (Attachment 3).

HIGHLIGHTS

- This application proposes to close a portion of road right-of-way, which acts as a lane, between 4508 – 6 Street NE and 716 – 41 Avenue NE. This application also proposes a Direct Control (DC) District on the closed portion of the lane and on 4508 – 6 Street NE based on the Industrial – General (I-G) District with the additional use of vehicle sales - major to match the existing DC District ([Bylaw 8D2020](#)) on 716 – 41 Avenue NE on the other side of the lane. The proposal allows for consolidation of the lane and consistent land use with both the north and south adjacent parcels.
- The proposal maintains the industrial character of the site, adding one additional support commercial use, which is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would enable the parcels to consolidate, creating a parcel with a more traditional size and shape, with consistent land use rules across the site, allowing for growth of a current business.
- Why does this matter? Consolidation of the land would enable more efficient use of existing infrastructure and services and would support and maintain industrial and employment uses within this established industrial area.

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- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This road closure and land use amendment application in the northeast community of Greenview Industrial Park was submitted by New Maple Geomatics on behalf of the landowners, The City of Calgary for the lane, and 1996292 Alberta Inc. (Mohamed Charanek) for the current titled northern parcel, on 2021 September 15.

The parcel and the road closure area combined are approximately 0.21 hectares (0.52 acres) in size and located between 6 and 6A Street NE. The subject site is currently developed with a building along the northern portion of the site with parking accessed from the lane. Neighbouring parcels do not use the lane for vehicle access and would not be impacted by a closure and consolidation.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 4), the applicant is proposing a DC District with the same rules as the DC District ([Bylaw 8D2020](#)) for 716 – 41 Avenue NE. They intend to consolidate both parcels with the road closure area to expand the vehicle sales business currently operating at 716 – 41 Avenue NE.

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

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 relevant public groups and the Community Associations was appropriate. In response, the applicant met with adjacent landowners to discuss the proposal. The Applicant Outreach Summary and additional details can be found in Attachment 5.

City-Led Outreach

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

One response in support was received from the public, noting that the lane is already primarily used for 4508 6 Street NE and that they did not anticipate negative impacts to the surrounding area if the closure and consolidation moved forward.

This application was circulated to both the Highland Park and Thorncliffe Greenview Community Associations, which is standard for applications in this area. The Highland Park Community

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Association provided a letter of support on 2022 May 09 (Attachment 6). The Thorncliffe Greenview Communication Association also provided a letter of support on 2022 May 09 (Attachment 7).

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.

IMPLICATIONS

Social

Not applicable. No social implications are identified.

Environmental

This application does not include any actions that specifically address 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 at subsequent development approval stages.

Economic

The combined land use and road closure with consolidation would allow for improved business and redevelopment opportunities allowing for additional employment in the area, which would advance Calgary's economic development goals. The proposed land use amendment would enable consistent land use rules across the site and allow for ease of consolidation of two irregular shaped parcels with the lane. This consolidation would create a size and shape more suited to the area and the proposed businesses. The proposed DC District would maintain industrial and support commercial opportunities on the site.

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. Road Closure Conditions
- 3. Proposed Bylaw 63D2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. Highland Park Community Association Response
7. Thorncliffe Greenview Community Association Response
8. Registered Road Closure Plan
- 9. Proposed Bylaw 1C2023**
- 10. CPC Member Comments**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform