

**Land Use Amendment in Residual Sub-Area 12K (Ward 12) at 9011 – 84 Street SE,
 LOC2023-0053**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 12.30 hectares ± (30.4 acres ±) located at 9011 – 84 Street SE (Plan 9412550, Area G) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate a Storage Yard, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the site to a Direct Control (DC) District to accommodate the additional use of Storage Yard, with guidelines.
- This application is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Shepard Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed DC District would allow the subject parcel to operate as a Storage Yard, in addition to the uses currently allowed under the Special Purpose – Future Urban Development (S-FUD) District.
- Why does this matter? The proposed DC District expands the allowable uses on this parcel until municipal servicing and detailed planning is provided to the area.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This application was submitted on 2023 February 28 by B&A Studios on behalf of the landowners Elizabeth Singer, Geradine Poulsen, Jennifer Singer, Martin Singer, Patrick Singer, and Ronald Singer. The parcel's ownership is currently in the process of being transferred to Amar Transport Ltd. The subject site is approximately 12.30 hectares in size and has approximately 650 metres of frontage along 84 Street SE. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 3), the applicant intends on submitting a development permit for a truck, trailer, and sea-can storage operation.

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 relevant public groups and the Community Association (CA) was appropriate. In response, the applicant corresponded with the public/interested parties in the vicinity of the subject site to

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discuss the application and answer questions. The Applicant Outreach Summary can be found in Attachment 4.

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. There is no Community Association in Residual Sub-Area 12K and no comments were received on this application from adjacent residents or property owners. Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, setbacks, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

No social implications are identified.

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

This application would allow for a broader range of appropriate interim industrial uses to operate on the site.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

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

**Planning and Development Services Report to
Calgary Planning Commission
2023 July 06**

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Department Circulation

General Manager	Department	Approve/Consult/Inform