

**Land Use Amendment in Residual Sub-Area 12K (Ward 12) at 8400 – 84 Street SE,
 LOC2023-0085**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 8.50 hectares ± (21.0 acres ±) located at 8400 – 84 Street SE (Plan 7510318, Block 2) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate an Instructional Facility and Freight Yard, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the parcel to a Direct Control (DC) District to accommodate an Instructional Facility and Freight Yard in addition to the uses already allowed on the site.
- This proposal aligns with the *Municipal Development Plan (MDP)* and the *Shepard Industrial Area Structure Plan (ASP)*.
- What does this mean to Calgarians? This application would allow more efficient use of land and infrastructure.
- Why does this matter? The proposal would enable the proposed uses to occur without increasing demand for servicing.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in Residual Sub-Area 12K, was submitted by Terradigm Development Consultants on behalf of the owner, Pro Group of Companies, on 2023 April 04. The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. The proposal is for a DC District based on the S-FUD District. The only change from the S-FUD base district is the addition of 2 uses: Instructional Facility and Freight Yard. The Applicant Submission (Attachment 3) indicates that the purpose of the application is to accommodate outdoor storage and a driver training school in addition to the existing uses in the S-FUD District.

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 was appropriate. In response, the applicant issued an outreach letter to area neighbours. No comments had been received as of the writing of this report. The Applicant Outreach Summary can be found in Attachment 4.

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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.

Administration did not receive any letters of opposition or support from the public.

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

The development of these lands may enable a more efficient use of land and infrastructure, and support surrounding uses and amenities.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stage.

Economic

The proposed land use amendment supports low intensity industrial uses within existing buildings.

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 Direct Control District
3. Applicant Submission
4. Community Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform