

Land Use Amendment in Section 23 (Ward 12) at 5526 – 94 Avenue SE, LOC2023-0038

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the designation of 3.80 hectares \pm (9.39 acres \pm) located at 5526 – 94 Avenue SE (Plan 8055AG, Block 1, Lot 9 and 11) from Direct Control (DC) District to Industrial – General (I-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council give three readings to **Proposed Bylaw 107D2023** for the designation of 3.80 hectares \pm (9.39 acres \pm) located at 5526 – 94 Avenue SE (Plan 8055AG, Block 1, Lot 9 and 11) from Direct Control (DC) District to Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to recognize the existing light industrial uses on the subject site which are not allowed under the current DC District.
- The proposal would cater to the current demand for general industrial uses and aligns with the relevant policies in the *Municipal Development Plan (MDP)* and *South Industrial Area Structure Plan (ASP)*.
- What does this mean to Calgarians? The application would allow for a greater variety of industrial uses on the parcel, complementing other industrial uses in the vicinity.
- Why does this matter? The proposal will enable additional industrial use opportunities on the subject site and aligns with Calgary's role in supporting the current market demand for industrial sites.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southeast community of Section 23, was submitted by Lamont Land LP on behalf of Century Services Corporation on 2023 February 17. As noted in the Applicant Submission (Attachment 2), the intent of the application is to recognize and allow the existing light industrial uses to continue to operate on the subject site.

The 3.80-hectare site is situated at the northeast corner of 52 Street SE and 94 Avenue SE. Three businesses currently operate out of the site, including two trucking companies and a landscaping company. One ancillary large vehicle service building with three bays and one office building currently exist on site. It is the applicant's intent to retain the existing buildings and the businesses that currently operate on the subject parcel.

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

Planning and Development Services Report to
Calgary Planning Commission
2023 June 08

ISC: UNRESTRICTED
CPC2023-0629
Page 2 of 3

Land Use Amendment in Section 23 (Ward 12) at 5526 - 94 Avenue SE, LOC2023-0038

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 the respective community association was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary, Attachment 3, for rationale why outreach was not conducted.

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. No public comments were received at the time of writing this report.

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 have been identified.

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 any future development permit review.

Economic

This application would allow for and protect the continued use of the site for industrial uses which is not possible under the current land use.

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 107D2023**

**Planning and Development Services Report to
Calgary Planning Commission
2023 June 08**

**ISC: UNRESTRICTED
CPC2023-0629
Page 3 of 3**

Land Use Amendment in Section 23 (Ward 12) at 5526 - 94 Avenue SE, LOC2023-0038

5. CPC Member Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform