

Land Use Amendment in Franklin (Ward 10) at 1107 – 33 Street NE, LOC2023-0011

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.73 hectares ± (6.67 acres ±) located at 1107 – 33 Street NE (Plan 7810454, Block 12, Lot 7) from Commercial – Regional 1 (C-R1f0.5) District to Industrial – Business (I-Bf1.0h20) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for future redevelopment with an opportunity to include light industrial uses.
- The proposal represents an appropriate intensification of the site and reinforces the industrial character of the area. The application aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Industrial – Business (I-Bf1.0h20) District and respective density and height modifiers would allow for a range of light industrial and small commercial uses that provide services to the adjacent industrial business park and the surrounding area.
- Why does this matter? Industrial lands located in or near the inner-city are key to the economic well-being of the city.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application located in the industrial community of Franklin was submitted on 2023 January 16 by Kumlin Sullivan Architecture Studio on behalf of the landowner AGA Properties Inc. The site transitioned to a commercial district when Bylaw 1P2007 came into effect in 2008. This application is returning the site to an industrial district to allow for light industrial uses and is in keeping with the industrial character of the area.

The site is surrounded by freestanding, multi-tenant developments containing a range of industrial and commercial uses. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to repurpose portions of the existing building to create a cultural retail and conference centre with market style retail. The Gaming Establishment – Bingo use will remain open in the short term and under Section 643 of the *Municipal Government Act* the use will become legal non-confirming.

The site is well served by transit as it is approximately 450 metres (seven-minute walk) from the Marlborough LRT Station, and bus stops exist along 33 Street NE. The site is also approximately 400 metres (six-minute walk) from 36 Street NE which is an Urban Main Street in the *Municipal Development Plan*.

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

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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 respective community association was appropriate. In response, the applicant planned an open house on 2023 April 26 and hand delivered over 350 flyers to business owners and landowners in the vicinity informing them of the open house and providing information on the proposed redesignation. Information on the proposed redesignation was also included on the applicant's website The Applicant Outreach Summary can be found in Attachment 3.

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 from the public/interested parties. Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate because the proposed I-Bf1.0 h20 District is compatible with the industrial character of the area. The building and site design, on-site parking and required offsite improvements 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

The proposed application supports the continuation of industrial uses in this industrial business park and provides a framework for future development of the site. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities while supporting centrally located industrial area.

Environmental

This application does not include any specific actions that address the objective of the Calgary *Climate Strategy – Pathway to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be explored and encouraged at the subsequent development approval stages.

Economic

This application would allow industrial development to occur on the subject site increasing opportunities to include industrial uses in an established industrial business park. It would also

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make more efficient use of infrastructure and services and positively contribute to employment opportunities in the area.

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.

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform