

**Land Use Amendment in Great Plains East (Ward 9) at 7919 – 84 Street SE,  
 LOC2023-0158**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.34 hectares  $\pm$  (5.78 acres  $\pm$ ) located at 7919 – 84 Street SE (Plan 7549JK, a portion of Block 1) from Industrial – Outdoor (I-O) District to Industrial – General (I-G) District.

**HIGHLIGHTS**

- This application seeks to redesignate the site to the Industrial – General (I-G) District to allow for a broader range of industrial uses, including Large Vehicle and Equipment Sales.
- This proposal would allow for a range of uses that are complementary to the surrounding context of the area, and that align with the relevant policies of the *Municipal Development Plan (MDP)* and *Shepard Industrial Area Structure Plan (ASP)*.
- What does this mean to Calgarians? The proposed land use amendment provides for additional light and medium industrial uses that are compatible with the surrounding area and may promote development opportunities in the future.
- Why does this matter? The proposal would allow for additional business and employment opportunities.
- A development permit for a Large Vehicle and Equipment Sales operation has been submitted and is under review.
- There is no previous Council Direction regarding the proposal.

**DISCUSSION**

This application, located in the southeast community of Great Plains East, was submitted by B&A Studios on behalf of the landowner, Carvallo Properties Inc., on 2023 June 19. As noted in the Applicant Submission (Attachment 2), the purpose of this land use amendment application is to accommodate a Large Vehicle and Equipment Sales operation. The 2.34 hectare  $\pm$  (5.78 acre  $\pm$ ) parcel is located along the west side of 84 Street SE, roughly 250 metres north of Glenmore Trail SE. The site is currently developed with a single industrial building along the north property line. It is the applicant's intent to retain the existing industrial building at this time. Vehicular access is provided from 84 Street SE. A development permit application was submitted on 2023 August 4 and is under review.

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

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**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 community association was appropriate. No outreach was conducted by the applicant because the proposal is in an industrial area, and there is no community association (Attachment 3).

**City-Led Outreach**

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

No public comments were received by Administration.

Following Calgary Planning Commission, notifications for 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 land use amendment would allow more flexibility to accommodate different industrial uses and support services that are compatible with the local context.

**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**

The proposed land use amendment allows for additional industrial uses and may make more efficient use of infrastructure and services.

**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

**Planning and Development Services Report to  
Calgary Planning Commission  
2023 November 02**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform