

Land Use Amendment in Horizon (Ward 10) at 2600 – 48 Avenue NE, LOC2021-0205

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.99 hectares \pm (4.91 acres \pm) located at 2600 – 48 Avenue NE (Plan 2010044, Block 1, Lot 6) from Commercial – Corridor 3 f0.8h23 (C-COR3 f0.8h23) District and Commercial – Corridor 3 f0.18h23 (C-COR3 f0.18h23) District to Direct Control (DC) District to accommodate additional building height and floor area ratio, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 APRIL 21:

That Council give three readings to **Proposed Bylaw 88D2022** for the redesignation of 1.99 hectares \pm (4.91 acres \pm) located at 2600 – 48 Avenue NE (Plan 2010044, Block 1, Lot 6) from Commercial – Corridor 3 f0.8h23 (C-COR3 f0.8h23) District and Commercial – Corridor 3 f0.18h23 (C-COR3 f0.18h23) District to Direct Control (DC) District to accommodate additional building height and floor area ratio, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for primarily light industrial and limited small-scale commercial uses that are compatible with adjacent commercial and industrial areas. The proposed Direct Control (DC) District, based on the Industrial – Commercial (I-C) District, would allow for a maximum building height of 16 metres (approximately 4 storeys) and a maximum floor area ratio of 2.0, which is not available in any existing stock industrial districts in Land Use Bylaw 1P2007.
- The proposal allows for a set of uses and an intensity of development that is complementary to the neighbouring character of the area and conforms to relevant policies of the *Municipal Development Plan (MDP)*. The proposed maximum building height is also in alignment with the *Calgary International Airport Zoning Regulations*, which allows for 1121.95 metres above sea level. This would allow a maximum building height of approximately 38 metres based on site grades.
- What does this mean to Calgarians? Additional light industrial uses in close proximity to the airport provides jobs, promotes an efficient use of infrastructure, and supports the commercial businesses in the area.
- Why does this matter? It is important to support and maintain industrial and employment uses within established industrial areas to advance Calgary's economic development goals.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

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DISCUSSION

This land use application, in the northeast community of Horizon, was submitted by CivicWorks on behalf of the landowner, Horizon 48 LTD, on 2021 November 30.

The subject site is approximately 1.99 hectares (4.91 acres) in area, is located east of Barlow Trail NE, and is adjacent and north of 48 Avenue NE. The site is currently undeveloped, and no development permit has been submitted. The Applicant Submission (Attachment 3) indicates the desire to develop the site with a mix of industrial and commercial business on the site, including light manufacturing, retail bays, self storage facility options, and a gas bar. Additional building height and floor area ratio within the DC District would allow for flexibility of uses and building forms that are compatible with neighbouring parcels.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 public stakeholders was appropriate. In response, the applicant mailed a letter outlining the project to neighbouring businesses and owners. They also created a dedicated email address and phoneline for the project to ensure that feedback could be captured and responded to. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received one submission in support of the application, which also asked that potential nuisance issues such as noise, dust, and parking be reviewed to ensure potential negative impacts of future developments are mitigated. There is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, including parking and off-site impacts like noise, will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed land use district would provide opportunities for industrial uses while maintaining some support commercial options to serve the area. The redesignation of the parcel would allow for additional employment opportunities to help serve the area as well.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would enable additional flexibility of uses, especially industrial options. This would allow for additional employment in the area and would support existing commercial businesses, advancing Calgary’s economic development goals.

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 Bylaw 88D2022**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform