

**Land Use Amendment in South Airways (Ward 10) at 2222 – 16 Avenue NE,
 LOC2023-0192**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 4.08 hectares \pm (10.07 acres \pm) located at 2222 – 16 Avenue NE (Plan 8210122, Block 9, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 OCTOBER 19:**

That Council give three readings to **Proposed Bylaw 256D2023** for the redesignation of 4.08 hectares \pm (10.07 acres \pm) located at 2222 – 16 Avenue NE (Plan 8210122, Block 9, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a broader number of commercial uses on an existing industrial site.
- The proposal represents an appropriate set of uses and an intensity of development that is complementary to the character of the area and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal would facilitate increased activation of the subject site during off-peak periods while preserving the future use of the site for industrial development.
- Why does this matter? It is important to support and maintain industrial and employment uses while allowing for additional activation of this area.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted on 2023 July 11 by B&A Studios, on behalf of the landowner, 924643 Alberta Ltd (Rick Uppal).

The approximately 4.08 hectare site is located in the northeast community of South Airways. It is currently designated DC District (Bylaw 4Z96) which is based on the Industrial – General (I-2) District of Land Use Bylaw 2P80. The proposed DC District is based on the Industrial – Commercial (I-C) District of Land Use Bylaw 1P2007 with the addition of more commercial-oriented uses compatible with the I-C District.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to apply for a development permit to accommodate a Supermarket within the existing building.

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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

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/interested groups was appropriate. In response, the applicant connected virtually with the Ward 10 Councillor's Office, Crossroads Community Association and Renfrew Educational Services. The Applicant Outreach Summary can be found in Attachment 4.

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 received one letter of support from the public. The letter of support suggested a commercial retail complex (including a grocery store) would be a welcomed addition to the community.

There is no Community Association for the subject area, and therefore Administration did not formally circulate this application to any Community Association; however, the applicant connected directly with the Crossroads Community Association, serving the communities of Mayland Heights and Vista Heights (on either side of 16 Avenue NE and east of Deerfoot Trail N). A summary of their discussion is included in Attachment 5.

IMPLICATIONS

Social

The proposed land use district maintains the potential for future industrial uses on the site and keeps the industrial character of the area intact while allowing for additional uses that may reduce barriers and improve the delivery of services of employees and residents in the area.

Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*; however, it tangentially addresses objective B4.3: "Develop a retrofit incentive program to encourage the adaptive reuse of buildings". The proposed land use amendment broadens the type of uses allowed on the subject site, and in doing so, increases the potential of adaptive reuse of the existing building.

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Economic

The proposed land use amendment would enable additional flexibility of uses while maintaining a district that allows for industrial and commercial growth.

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 256D2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform