

Land Use Amendment in Mayland (Ward 10) at multiple addresses, LOC2023-0307

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 7.57 hectares ± (18.71 acres ±) located at 1790 – 3 Avenue SE, 215 and 315 – 16 Street SE (Plan 7811505, Block 3, Lots 1, 2, and 3) from Industrial – Business f1.0 (I-B f1.0) District to Industrial – Commercial (I-C) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:

That Council give three readings to the **Proposed Bylaw 168D2024** for the redesignation of 7.57 hectares ± (18.71 acres ±) located at 1790 – 3 Avenue SE, 215 and 315 – 16 Street SE (Plan 7811505, Block 3, Lots 1, 2, and 3) from Industrial – Business f1.0 (I-B f1.0) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for additional commercial uses on an 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 provide for additional uses on the subject site while continuing to ensure appropriate industrial uses may locate on this site in proximity to established residential communities.
- Why does this matter? It is important to support and maintain industrial and employment uses while allowing for additional activation of this area.
- A change of use development permit to allow for a variety of uses allowed under the current Industrial – Business (I-B) District was approved on this site in December 2023.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted on 2023 October 10 by WSP Canada, on behalf of the landowner (U-HAUL CO. (CANADA) LTD). The approximately 7.57 hectare site is located in the southeast community of Mayland. It is currently designated Industrial – Business (I-B) District with a floor area ratio (FAR) modifier of 1.0. The proposed Industrial – Commercial (I-C) District will allow for more commercial-oriented uses compatible with other industrial development in the Mayland Industrial Park.

A change of use development permit was submitted and approved in December 2023 for Office, Retail and Consumer Service, Self Storage Facility, and Vehicle Rental – Minor, all uses allowed under the I-B District as either permitted or discretionary uses. As noted in the Applicant Submission (Attachment 2), the applicant's intent is to apply for a development permit to accommodate a Vehicle Rental – Major use 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 Crossroads Community Association (CA). 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 received no letters of support or objection from the public.

The Crossroads CA objects to the land use amendment application. They state the current I-B land use should be maintained given the subject site's location and that high employment businesses are valuable to the neighborhood as they offer employment and reduce commutes for residents, resulting in a more sustainable and greener economy and aligns with various applicable policies. The Crossroads CA's full submission is included in Attachment 4.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed I-C District still allows for high-employment businesses such as offices or retail to locate on the site in the future, as these are still listed uses.

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 expand the delivery of services 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 allows for a broader number of commercially-oriented industrial uses to locate on the subject site while preserving the industrial nature of the site for industrial-oriented development in the future.

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. Community Association Response
5. **Proposed Bylaw 168D2024**
6. **Public Submission**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |