

Planning and Development Services Report to
 Calgary Planning Commission
 2024 February 08

ISC: UNRESTRICTED
 CPC2024-0033
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Land Use Amendment in East Shepard Industrial (Ward 12) at #300 5126 – 126 Avenue SE, LOC2023-0335

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.07 hectares \pm (2.64 acres \pm) located at #300, 5126 – 126 Avenue SE (Plan 2211713, Block 9, Lot 8) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 FEBRUARY 8:

That Council give three readings to **Proposed Bylaw 99D2024** for the redesignation of 1.07 hectares \pm (2.64 acres \pm) located at #300, 5126 – 126 Avenue SE (Plan 2211713, Block 9, Lot 8) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This application seeks to redesignate the site to the Industrial – Commercial (I-C) District to allow for a range of light and medium industrial commercial uses.
- This proposal would allow for a range of uses that are complimentary to the surrounding context of the area, and that conform to the relevant policies of the *Municipal Development Plan* (MDP) and the *Southeast Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal provides for additional commercial and 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 (DP2023-07675) for an industrial building with a mix of uses has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southeast community of East Shepard Industrial, was submitted on 2023 October 30 by Max Tayefi Architect on behalf of the landowner, Guru Nanak Holdings Ltd. The 1.07 hectare site is located on the north side of 126 Avenue SE and is currently vacant. As noted in the Applicant Submission (Attachment 2), the applicant intends on developing the property to accommodate approximately 4,645 square metres (50,000 square feet) of commercial industrial space.

A development permit (DP2023-07675) proposing a variety of uses including Retail and Consumer Services and a Fitness Centre was submitted on 2023 October 30 and is under review. As the Industrial – General (I-G) District does not offer the Retail and Consumer Services or Fitness Centre uses, redesignation to the proposed Industrial – Commercial (I-C) District is required to facilitate the applicant's development vision.

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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 spoke to a variety of neighbouring businesses and customers to discuss the application. 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. No public comments were received at the time of writing this report and there is no community association in this area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design and on-site parking 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 land use district maintains the commercial industrial character of the area while offering social benefits by providing a wider range of commercial uses on the site.

Environmental

This application does not include 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 at the development approval stages.

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.

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Avenue SE, LOC2023-0335**

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 99D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform