

Planning and Development Services Report to
Calgary Planning Commission
2024 May 23

ISC: UNRESTRICTED
CPC2024-0628
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**Land Use Amendment in Residual Sub-Area 10E (Ward 10) at 3413 – 84 Street NE,
LOC2023-0060**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 11.33 hectares \pm (27.99 acres \pm) at 3413 – 84 Street NE (Plan 9110390, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate a Storage Yard, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MAY 23:

That Council:

Give three readings to **Proposed Bylaw 205D2024** for the redesignation of 11.33 hectares \pm (27.99 acres \pm) at 3413 – 84 Street NE (Plan 9110390, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate a Storage Yard, with guidelines (Attachment 2).

Excerpt of the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 May 23

“A Revised Attachment 3 was distributed with respect to Report CPC2024-0628.”

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District to accommodate the additional discretionary use of Storage Yard, with guidelines.
- This application aligns with the policies in the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposal would allow the subject parcel to operate as a Storage Yard, in addition to the uses currently allowed under the Special Purpose – Future Urban Development (S-FUD) District.
- Why does this matter? The proposed DC District expands the allowable uses on this parcel until municipal servicing and detailed planning is provided to the 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 March 14 by JBL Engineering Consultants on behalf of the landowners, Dhillon & Brothers Properties Ltd. The subject site is approximately 11.33 hectares (27.99 acres) in size and has approximately 405 metres of frontage along 84 Street NE. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant intends on submitting a development permit for a truck and trailer storage operation.

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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 relevant public groups was appropriate. In response, the applicant corresponded with the public/interested parties in the vicinity of the subject site to discuss the application and answer questions. 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. There is no Community Association in Residual Sub-Area 10E and no comments were received on this application from adjacent residents or property owners.

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

No social implications are identified.

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 development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

This application would allow for a broader range of interim industrial uses to operate on the site.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. **Proposed Bylaw 205D2024**
- 3. Applicant Submission
- 4. Applicant Outreach Summary
- 5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform