

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

ISC: UNRESTRICTED
CPC2024-0356
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Land Use Amendment in Residual Sub-Area 5D (Ward 5) at 4717 and 5005 – 144 Avenue NE, LOC2022-0229

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 16.30 hectares \pm (40.27 acres \pm) located at 4717 and 5005 – 144 Avenue NE (Plan 7610456, Blocks A and B) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Outdoor (I-O) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MAY 23:

That Council give three readings to **Proposed Bylaw 201D2024** for the redesignation of 16.30 hectares \pm (40.27 acres \pm) located at 4717 and 5005 – 144 Avenue NE (Plan 7610456, Blocks A and B) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Outdoor (IO) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to allow for the outdoor storage of goods, materials, and supplies.
- The proposal would allow for storage uses on large parcels with limited or no City servicing and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Northeast Residual Area Policy Plan*.
- What does this mean to Calgarians? The outdoor storage may provide additional services and materials to Calgarians until more intensive industrial development can take place.
- Why does this matter? The site is underutilized, and interim uses will provide for opportunities of economic development that is in line with the future industrial vision of the area.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northeast community of Residual Sub-Area 5D, was submitted on 2022 December 22 by O2 Planning and Design on behalf of landowners, V & S Investments LTD and To Let Housing Corporation. As per the applicant's submission (Attachment 2), the proposal is to amend the existing Special Purpose – Future Urban Development (S-FUD) District to Industrial – Outdoor (I-O) District to allow for interim outdoor storage uses as well as a proposed subdivision application on the western parcel (4717 – 144 Avenue NE). No development permit has been applied for at this time.

The approximate 16.30 hectare (40.27 acre) site consists of two legal parcels under separate land ownership and is situated between Métis Trail NE and 52 Street NE, south of 144 Avenue

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NE. The western parcel adjacent to Métis Trail NE (4717 – 144 Avenue NE) is vacant with a subdivision application under review for a bare land condominium (SB2022-0380). The subdivision application is currently on-hold pending Council's decision on this land use amendment application. The eastern parcel adjacent to 52 Street NE (5005 – 144 Avenue NE) was approved with a temporary (five-year) Vehicle Storage development permit (DP2023-02249) in 2023 under the Special Purpose – Future Urban Development (S-FUD) District.

The land to the north of the subject site across 144 Avenue NE is located in Rocky View County and is developed with industrial development in the Balzac Industrial Area. Métis Trail NE along the western boundary of the subject site becomes Dwight McLellan Trail and provides access to the commercial and industrial development in Rocky View County including CrossIron Mills shopping mall.

Métis Trail NE also intersects with Stoney Trail NE to the south. The land to the south between the subject site and Stoney Trail NE is primarily vacant and designated with the S-FUD or I-O Districts containing outdoor storage uses. There is one parcel designated Industrial – General (I-G) District which contains auto related uses.

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 the public/interested parties and respective community association was appropriate.

The applicant did not conduct community outreach due to the location of the subject site within the residual policy area and the proposal aligns with policy expectations for development in the area. 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 the adjacent landowners.

Administration received one letter from the owners of existing utility easements over the subject site outlining the underground assets. Expectations were expressed regarding access to the utility easements and existing underground infrastructure. The utility easements will have implications for subsequent subdivision and development of the site and will be reviewed and considered during future development applications.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The site design and further environmental impact will be reviewed and determined through 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 provides opportunities for outdoor storage uses while maintaining the character and function of the area, expanding the potential for the owner to subdivide and develop the site while considering opportunities for future redevelopment in the long term. Further industrial development will require additional land use amendment applications.

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

Economic

The proposed land use amendment enables limited additional uses which may better accommodate the economic needs of the area, maximizing opportunities in a limited service area and potentially increasing employment opportunities.

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. **Proposed Bylaw 201D2024**
5. **CPC Member Comments**
6. **Public Submission**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform