

Land Use Amendment in Highfield (Ward 9) at 1212 – 34 Avenue SE, LOC2023-0237

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 3.27 hectares ± (8.08 acres ±) located at 1212 – 34 Avenue SE (Plan 9610253, Block 20) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of retail sales, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for limited scale commercial uses in addition to the uses listed in the existing district.
- The proposed Direct Control (DC) District allows for limited-scale retail uses in a primarily industrial area and aligns with the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The application would allow an existing business to continue to thrive and support employment opportunities.
- Why does this matter? The proposal will enable business opportunities while continuing to align with Calgary's role in supporting industrial employment sites.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southeast community of Highfield, was submitted by Warehouse Ventures LP (Shedpoint Ventures) on behalf of the landowner, Durum Industrial Real Estate GP Inc. on 2023 August 16. As noted in the Applicant Submission (Attachment 3), the existing building on the subject site currently accommodates a co-functional workspace comprising of over 40 local businesses, ranging from e-commerce to not-for-profits. The intent of the application is to allow some of the existing businesses that have a commercial/retail use component tied to their operation to continue to function. Retail uses are not allowed under the Industrial – General (I-G) District.

The approximately 3.27 hectare site is a corner parcel located on the north side of 34 Avenue SE, between 10 Street SE and 11 Street SE. The proposed DC District is based on the I-G District and would allow for limited-scale retail activities to occur on the subject site without detracting from the industrial character of the area.

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

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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 the respective community association was appropriate. In response, the applicant consulted with the businesses onsite and five other surrounding businesses adjacent to the subject site to share the project information. 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.

One letter of support was received from the public at the time of writing this report. The support comments indicate that the proposed application will enhance the overall business ecosystem in one of Calgary's oldest industrial areas and provide on-demand warehouse and office solutions to scaling entrepreneurs.

There is no community association for the area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The DC District will enable commercial uses that will be sensitive to the surrounding industrial character to occur on the subject site. The site design and layout, landscaping, including onsite parking and waste management will be reviewed at the future development permit application 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

This application would enable an additional option of retail-related uses within the industrial business sector and provide for a range of job opportunities.

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 and encouraged at subsequent development approval stages.

Economic

This application would enable industrial business and a limited number of support commercial uses to thrive on the subject parcel that was previously restricted to light and medium general

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industrial uses. The proposal will add to the employment use options in the area and make more efficient use of infrastructure services.

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 Direct Control District
- 3. Applicant Submission
- 4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform