

**Land Use Amendment in South Airways (Ward 10) at 2341 – 20 Avenue NE,
LOC2024-0038**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.40 hectares ± (0.99 acres ±) at 2341 – 20 Avenue NE (Plan 9611716, Block 10, Lot 12) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate Vehicle Rental – Major and Vehicle Sales – Major, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District to accommodate the additional discretionary uses of Vehicle Rental – Major and Vehicle Sales – Major, with guidelines.
- The proposal maintains the industrial character of the site and allows for additional commercial uses that are compatible and in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposal would allow expansion of the existing business to include vehicle rentals and sales, while maintaining the industrial character of the area.
- Why does this matter? The northeast industrial area plays a significant role in Calgary's industrial growth. Its proximity to the Calgary International Airport provides an ideal location for a key logistic hub in the local industrial market. Maintaining the industrial land inventory and ensuring the availability and accessibility of lands for future industrial activities would increase Calgary's economic and business competitiveness and enable the development of industrial areas.
- 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 2024 February 13 by Euroworks on behalf of the landowner, Stockdoc Inc. The subject site is approximately 0.40 hectares (0.99 acres) in size and fronts onto 20 Avenue NE. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant intends to add Vehicle Rental – Major and Vehicle Sales – Major to the existing business' operations.

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 relevant public groups was appropriate. In response, the applicant reached out to neighbours as well as the Crossroads Community Association 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. Administration did not receive any responses from neighbours or members of the public. There is no community association for South Airways.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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

The proposal would allow additional uses that would enable business, investment and job opportunities in this area while maintaining the integrity of the industrial area.

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

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform