

Land Use Amendment in Stoney 3 (Ward 5) at 4117 – 109 Avenue NE, LOC2022-0217

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.78 hectares \pm (1.92 acres \pm) located at 4117 – 109 Avenue NE (Plan 1811550, Block 6, Lot 3) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 DECEMBER 7:**

That Council give three readings to **Proposed Bylaw 40D2024** for the redesignation of 0.78 hectares \pm (1.92 acres \pm) located at 4117 – 109 Avenue NE (Plan 1811550, Block 6, Lot 3) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to a Direct Control (DC) District based on the Industrial – General (I-G) District to allow for an expanded range of commercial uses that are compatible with industrial uses.
- 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)* and the *Northeast Industrial Area Structure Plan (ASP)*.
- What does this mean to Calgarians? The site will continue to offer a broad range of industrial uses as well as providing flexibility to support employees' day-to-day retail and service based needs in this 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.
- A development permit has not been submitted at this time.
- There is no previous Council direction related this proposal.

DISCUSSION

This land use amendment application, in the northeast community of Stoney 3, was submitted by Rick Balbi Architect on behalf of the landowner, 2321297 Alberta Ltd. (Major Brar), on 2022 December 6.

The 0.78 hectare (1.92 acre) midblock site is located on 109 Avenue NE, one block south of Country Hills Boulevard and west of Metis Trail NE. The site has a previously approved

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development permit, and is currently under construction for two warehouses. No development permit associated with this land use amendment application has been submitted at this time. However, as indicated in the Applicant Submission (Attachment 3), the intent of this application is to provide additional flexibility of uses for future tenants of these buildings.

This application originally proposed Industrial – Commercial (I-C) District, but was updated through the review to the proposed DC District because this better aligns with the applicable policies and City's growth strategy. The proposed DC District would provide opportunities for a range of additional uses that are compatible with this area, while maintaining the rules of the I-G District.

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 determined outreach only be limited to the Ward 5 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practice, 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 for the subject area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application would enable further development in this industrial area and support surrounding uses through expanded retail and service amenities.

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

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on 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 Bylaw 40D2024**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform