

Land Use Amendment in Deerfoot Business Centre (Ward 5) at 6400 – 11 Street NE, LOC2024-0211

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.2 hectares ± (0.6 acres ±) located at 6400 – 11 Street NE (Plan 9410205, Block C, Lot 5PUL) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to redesignate the site to the Industrial – General (I-G) District to allow for a range of industrial uses.
- This proposal would allow for a range of uses that are complementary to the surrounding context of the area, and that align with the relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use amendment provides for light and medium industrial uses that are compatible with the surrounding area and may promote development opportunities in the future.
- Why does this matter? The proposal would allow for the extension of existing industrial businesses in the area.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northeast community of the Deerfoot Business Centre was submitted by Foremost Industries on behalf of the landowner, The City of Calgary on 2024 August 20. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2) their intent is to allow for the installation of two rows of parking for the adjacent business, located to the south of the subject site.

The 0.2 hectare (0.60 acre) site is located on Aero Drive NE, one block east of the commercial area of Deerfoot City. The proposed I-G District would allow for complementary uses on the subject site and the expansion of the adjacent business. The subject site is surrounded by a variety of industrial districts including Industrial – General (I-G), Industrial – Business (I-B), and Industrial – Commercial (I-C). A large commercial area is located west of the subject site.

A detailed planning evaluation of this application, including 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 community association was appropriate. No outreach was conducted by the applicant because the proposal is in an industrial area, and there is no community association (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the relevant public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received by Administration.

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 amendment would allow more flexibility to accommodate different industrial uses and support services that are compatible with the local context.

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 allows for the expansion of the existing industrial business and may make more efficient use of infrastructure and 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. Applicant Submission
3. Applicant Outreach Summary

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform