

**Land Use Amendment in Stoney 3 (Ward 5) at 4220 – 108 Avenue NE, LOC2023-0215**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.93 hectares ± (2.30 acres ±) located at 4220 – 108 Avenue NE (Plan 1811550, Block 6, Lot 5) 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, 2024  
 OCTOBER 17:**

That Council give three readings to **Proposed Bylaw 300D2024** for the redesignation of 0.93 hectares ± (2.30 acres ±) located at 4220 – 108 Avenue NE (Plan 1811550, Block 6, Lot 5) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 October 17:

**“Moved by** Commissioner Gordon

That with respect to Report CPC2024-1115, the following amendment be approved:

That Attachment 2 be amended as follows:

1. Amend Section 4, Permitted Uses, to read as follows:

**“Permitted Uses**

**4 (1)** The *permitted uses* of the Industrial – General (I-G) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

**(2)** The following uses are permitted uses if they are located within existing approved *buildings*:

- (a) **Artist’s Studio;**
- (b) **Financial Institution;**
- (c) **Fitness Centre;**
- (d) **Health Care Service;**
- (e) **Indoor Recreation Facility;**
- (f) **Information and Service Provider;**
- (g) **Pawn Shop;**
- (h) **Radio and Television Studio; and**
- (i) **Retail and Consumer Service.”**

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2. Amend Section 5, Discretionary Uses, to read as follows:

**“Discretionary Uses**

**5 (1)** Uses listed in Section 4(2) are **discretionary uses** if they are located in new proposed **buildings** or proposed additions to existing **buildings**.

**(2)** The **discretionary uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Cannabis Store;**
- (b) **Drinking Establishment – Small;**
- (c) **Liquor Store;** and
- (d) **Payday Loan.”**

For: (6) Director Mahler, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Small, Commissioner Gordon, and Commissioner Campbell-Walters

**MOTION CARRIED**

**Moved by** Director Mahler

That with respect to Report CPC2024-1115, the following be approved, **after amendment**:

That the Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.93 hectares ± (2.30 acres ±) located at 4220 – 108 Avenue NE (Plan 1811550, Block 6, Lot 5) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (**Amended** Attachment 2).

For: (6) Director Mahler, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Small, Commissioner Gordon, and Commissioner Campbell-Walters

**MOTION CARRIED”**

**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, but limited range of commercial uses that are compatible with industrial uses.
- The proposal would maintain the industrial potential of the site while allowing 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)*.

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- What does this mean to Calgarians? The site would continue to support the potential for a broad range of industrial uses as well as providing flexibility to support the day-to-day retail and service based needs of employees in 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 as a key logistics 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 land use amendment application, in the northeast industrial area of Stoney 3, was submitted by Darrell Grant on behalf of the landowner, Bari Investments Inc., on 2023 July 27.

The approximately 0.93 hectare (2.30 acre) corner parcel is located at the intersection of 108 Avenue NE and 42 Street NE. The site is approximately 140 metres west of Métis Trail NE, 215 metres south of Country Hills Boulevard NE and 535 metres east of Calgary International Airport lands. In 2022, Administration approved a development permit for three General Industrial – Light buildings on the parcel; however, the development did not commence, and the site remains vacant. No development permit associated with the proposed land use has been submitted at this time. As noted in the Applicant Submission (Attachment 3), the application is intended to respond to current market demand, and to provide additional flexibility for future tenants when the site develops.

Originally a proposal for the Industrial – Commercial (I-C) District, the application was later amended to the proposed DC District to better align with applicable policies and The City's Industrial Growth Strategy. The proposed DC District would provide opportunities for a range of additional uses that are compatible with the surrounding area, while maintaining the rules and all of the uses of the existing 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 was appropriate. The applicant determined that direct engagement with relevant parties was not necessary, as the proposal is consistent with land uses in the immediate area. The Applicant Outreach Summary can be found in Attachment 4.

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**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.

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 proposal would allow for a wider range of uses than is allowed in the existing I-G District, which may better meet the diverse needs of present and future populations in the area.

**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 proposal would allow additional uses that would enable business, investment, and employment opportunities 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 300D2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 October 17**

**ISC: UNRESTRICTED  
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform