

**Planning and Development Services Report to
Calgary Planning Commission
2025 March 27**

**ISC: UNRESTRICTED
CPC2025-0313
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**Land Use Amendment in Fairview Industrial (Ward 11) at 550 – 71 Avenue SE,
LOC2024-0285**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.04 hectares \pm (5.05 acres \pm) located at 550 – 71 Avenue SE (Plan 5165JK, Block A) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate additional support commercial uses 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 Industrial – General (I-G) District.
- The proposed Direct Control (DC) District would allow for limited-scale commercial uses in a primarily industrial area and aligns with the *Municipal Development Plan* (MDP) and the *Heritage Communities Local Area Plan* (LAP)
- What does this mean to Calgarians? The application would allow existing businesses to continue to thrive while facilitating new commercial business opportunities to support the industrial employment area.
- Why does this matter? The proposal would enable additional businesses and employment opportunities on an industrial site that is experiencing increasing vacancy rates.
- 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 Fairview Industrial, was submitted by Stantec Consulting on behalf of the landowner, Dream Industrial Twofer (GP) Inc. on 2024 November 25. As noted in the Applicant Submission (Attachment 3), four buildings currently exist on the parcel and accommodate 14 businesses such as engineering/architecture firms, law offices, warehousing supply, an auto-body shop, and various other light industrial businesses. The intent of the application is to allow for additional commercial uses that are not allowed under the existing I-G District to draw additional business to an area experiencing increasing vacancy rates.

The approximately 2.04 hectare site is located along 71 Avenue SW and bounded by 5 Street SE and 6 Street SE. The proposed DC District is based on the I-G District and would allow for limited-scale commercial 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).

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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 utilize the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant provided an information hand-out to all 14 businesses onsite and followed up directly with these businesses via email. The information hand-out and Applicant Outreach Summary are contained within Attachment 4 of this report.

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 letters of feedback from the public.

The Fairview Community Association (CA) did not provide a formal letter in response to the proposal; however, the CA did provide comments through the circulation process and expressed that they took no exception to the application.

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 are sensitive to the surrounding industrial character and businesses currently operating on the subject site. The site design and layout, landscaping, including on-site parking and waste management will be reviewed upon future development permit application submissions.

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 commercial uses within the industrial business sector and provide for a greater range of employment 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.

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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 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