

**Land Use Amendment in Deerfoot Business Centre at 1020 – 68 Avenue NE,
 LOC2025-0124**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the redesignation of 4.49 hectares ± (11.1 acres ±) located at 1020 – 68 Avenue NE (Plan 7911331, Block 5, Lots 1 to 6 and 14 to 17) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the uses of School – Private and School Authority – School, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026
 FEBRUARY 26:**

That Council refuse and abandon **Proposed Bylaw 40D2026** for the redesignation of 4.49 hectares ± (11.1 acres ±) located at 1020 – 68 Avenue NE (Plan 7911331, Block 5, Lots 1 to 6 and 14 to 17) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the uses of School – Private and School Authority – School, with guidelines (Attachment 2).

Opposition to Recommendation: Commissioner Remtulla

HIGHLIGHTS

- This application seeks to redesignate the subject site from the Industrial – General (I-G) District to a Direct Control (DC) District to allow for discretionary school uses in an industrial area.
- Administration recommends refusal because the proposal would introduce non-industrial uses that may compromise the functioning of an important industrial and logistics area, contrary to Standard Industrial policy from the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)*.
- What does this mean to Calgarians? Refusal of this proposal will ensure the land use is consistent with the MDP, as the intent of MDP is to prioritize industrial uses as the principal function of the area.
- Why does this matter? Refusal of this land use amendment would ensure the industrial uses supported in the MDP are not being converted or negatively affected by the introduction of incompatible uses.
- 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 southeast industrial community of Deerfoot Business Centre was submitted by Zeidler Architecture on behalf of the landowner, 2062895 Alberta LTD (Martin Liddell), on 2025 June 11. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the

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applicant identified the intent to build a Kindergarten to Grade 12 charter school on the subject site that serves community needs.

The approximately 4.49 hectare (11.1 acre) site is situated west of 10 Street NE and north of 68 Avenue NE. The site is currently developed with an office building.

The site is centrally located in an industrial area that is bound by the Calgary International Airport to the east and Deerfoot Trail to the west. The surrounding lands are designated as Industrial – Business (I-B) District and I-G District containing various industrial uses. Presently, the parcels directly south contain a window and glass manufacturing plant, warehouse building (accessed from 9 Street NE and 68 Avenue NE) and an office building. The nearest transit stop is located on the west side 10 Street NE, approximately 28 metres (a one-minute walk) from the subject site.

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. In response, the applicant contacted the Ward Councillor's Office. The applicant has stated they will be conducting public outreach to businesses within the Deerfoot Business Centre (along 68 Avenue NE between 8 Street NE to 12 Street NE) during the development permit stage. 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 public submissions.

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

While schools are considered a positive feature of a community, they are best placed in an area that can result in effective learning and are supported by transit and pedestrian infrastructure.

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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

Changing the land use may weaken the supply of strategically located industrial land, potentially reducing the area’s attractiveness for warehousing and related industrial investments, while increasing transportation inefficiencies and costs for goods-dependent businesses.

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 40D2026**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. CPC Member Comments**
- 6. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform