

Land Use Amendment in Fairview Industrial (Ward 11) at 7048 and 7052 Farrell Road SE, LOC2025-0215

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.54 hectares \pm (1.34 acres \pm) located at 7048 and 7052 Farrell Road SE (Plan 6524JK, Block 38B, Lots 3 and 4) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

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

That Council give three readings to **Proposed Bylaw 45D2026** for the redesignation of 0.54 hectares \pm (1.34 acres \pm) located at 7048 and 7052 Farrell Road SE (Plan 6524JK, Block 38B, Lots 3 and 4) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for light industrial uses and limited small-scale commercial uses that are compatible with adjacent industrial uses.
- The proposal will allow for greater flexibility of commercial uses than in the current Industrial – General (I-G) District and conforms to relevant policies of the *Municipal Development Plan* (MDP) and the *Heritage Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would provide additional commercial and light industrial business and employment opportunities.
- Why does this matter? Healthy industrial communities support the creation of a prosperous and diverse economy.
- A development permit for a two-storey commercial/industrial building has been submitted and is under review (DP2025-07468).
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use application, in the southeast community of Fairview Industrial was submitted by SHAPE Architecture Inc. on behalf of the landowner, PBA Land Development Ltd., on 2025 October 29.

The subject site is approximately 0.54 hectares (1.34 acres) in size and is located mid-block on the north side of Farrell Road SE, east of Fairmount Drive SE and north of Franklin Drive SE. The site is currently undeveloped and contains a works yard.

The Applicant Submission (Attachment 2) indicates the desire to redesignate the subject site to the Industrial – Commercial (I-C) District to allow for a broader and more flexible range of uses that are compatible with surrounding parcels and are aligned with area's evolving character.

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A development permit application (DP2025-07468) for a two-storey building to host General Industrial – Light uses with 2,080 square metres of floor area across six units with 44 parking stalls has been submitted and is under review.

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.

In response, the applicant engaged with local businesses and stakeholders by distributing a letter to business owners and operators within a 200-metre radius of the subject site, the Fairview Community Association (CA) and the Ward Councillor. The Applicant Outreach Summary can be found in Attachment 3.

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 responses from the public on this application and the CA submitted a letter of no objection regarding the proposed land use amendment. The Community Association indicated concerns regarding truck traffic, which will be considered as part of reviewing the development permit (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design is being reviewed as part of the development permit process.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application 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 land use district provides opportunities for additional commercial uses while maintaining the industrial character and function of the area and will provide for a greater range of employment opportunities.

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Environmental

This application does not include any actions that specifically address 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 enables a wide array of commercial and industrial based uses, which are in line with the existing businesses and the intent and economic opportunities of the 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. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 45D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform