

**Land Use Amendment in Burns Industrial (Ward 09) at 6010 – 12 Street SE,  
 LOC2025-0119**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.62 hectares  $\pm$  (1.55 acres  $\pm$ ) located at 6010 – 12 Street SE (Plan 1213072, Block 9, Lot 11) from Industrial – Commercial (I-C) District to Direct Control (DC) District to accommodate Place of Worship – Small and Place of Worship – Medium, with guidelines (Attachment 2).

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

That Council give three readings to **Proposed Bylaw 59D2026** for the redesignation of 0.62 hectares  $\pm$  (1.55 acres  $\pm$ ) located at 6010 – 12 Street SE (Plan 1213072, Block 9, Lot 11) from Industrial – Commercial (I-C) District to Direct Control (DC) District to accommodate Place of Worship – Small and Place of Worship – Medium, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application seeks to redesignate the subject parcel to allow for a Place of Worship – Small and Place of Worship – Medium in addition to the uses listed in the existing Industrial – Commercial (I-C) District.
- This application allows for a set of uses and intensity of development that is complementary to the surrounding industrial character and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal would continue to allow existing industrial and commercial uses while facilitating new place of worship opportunities to support the industrial area and increase the activation of the subject site during off peak time periods.
- Why does this matter? The proposal recognizes the evolving mix of compatible institutional activities while maintaining the site's primary role of accommodating light industrial and small-scale commercial use.
- No development permit has been submitted at this time.
- There has been no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application in the southeast community of Burns Industrial was submitted by Works of Architecture on behalf of the landowner, Diamond Creek Developments Inc. on 2025 June 9. No development permit has been submitted at this time.

The site is approximately 0.62 hectares (1.55 acres) in size and is currently developed with a commercial/industrial building. The proposed DC District would allow for the additional discretionary uses of Place of Worship – Small and Place of Worship – Medium. As per the Applicant Submission (Attachment 3), the proposal would allow the church to operate within the

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existing southern portion of the building, 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).

**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. In response, the applicant advertised their project through various online tools such as their website, social media and reached out via email for feedback. They also conducted one-on-one conversations with members of the community. The Applicant Outreach Summary is 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 public comments and there is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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 access to a community facility within an industrial zone and aligns with the City of Calgary's *Social Wellbeing Policy*.

Specifically, the proposal supports equity and inclusion [Section 1.1(a)] by improving access to community gathering space. Additionally, places of worship often provide informal supports, programming and community networks that align with the Prevention principle (Section 1.1(d); Definition 3.1.9), strengthening social cohesion and overall wellbeing.

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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*.

**Economic**

The proposed land use amendment would enable greater flexibility of uses while maintaining a district that supports industrial and commercial growth.

**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 59D2026**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. CPC Member Comments**
- 6. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform