

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0984

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7717 – 84 Street SE,
LOC2019-0078**

EXECUTIVE SUMMARY

This application was submitted on 2019 May 27 by B&A Planning Group, on behalf of the landowner 2196618 Alberta Ltd (Ajeetpal Brar). This application proposes to redesignate the subject parcel from Industrial – Outdoor (I-O) District to Industrial – General (I-G) District to allow for:

- industrial developments with a limited number of support commercial uses (e.g. warehouses with commercial storefronts, restaurants, retail stores, industrial buildings with offices and retail stores);
- a maximum building height of 16 metres (an increase from the current maximum of 10 metres);
- where the site remains unserviced, a maximum building floor area of 1,600 square metres (the same as the current maximum of 1,600 square metres);
- at the time that site becomes serviced, a maximum of 28,010 square metres (an increase from the current maximum of 1,600 square metres); and
- the uses listed in the I-G District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan* and the *Shepard Industrial Area Structure Plan*.

A development permit for Large Vehicle and Equipment Sales as well as a new freestanding sign has been submitted.

ADMINISTRATION'S RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 2.80 hectares ± (6.92 acres ±) located at 7717 – 84 Street SE (Plan 7549JK, Block 2) from Industrial – Outdoor (I-O) District to Industrial – General (I-G) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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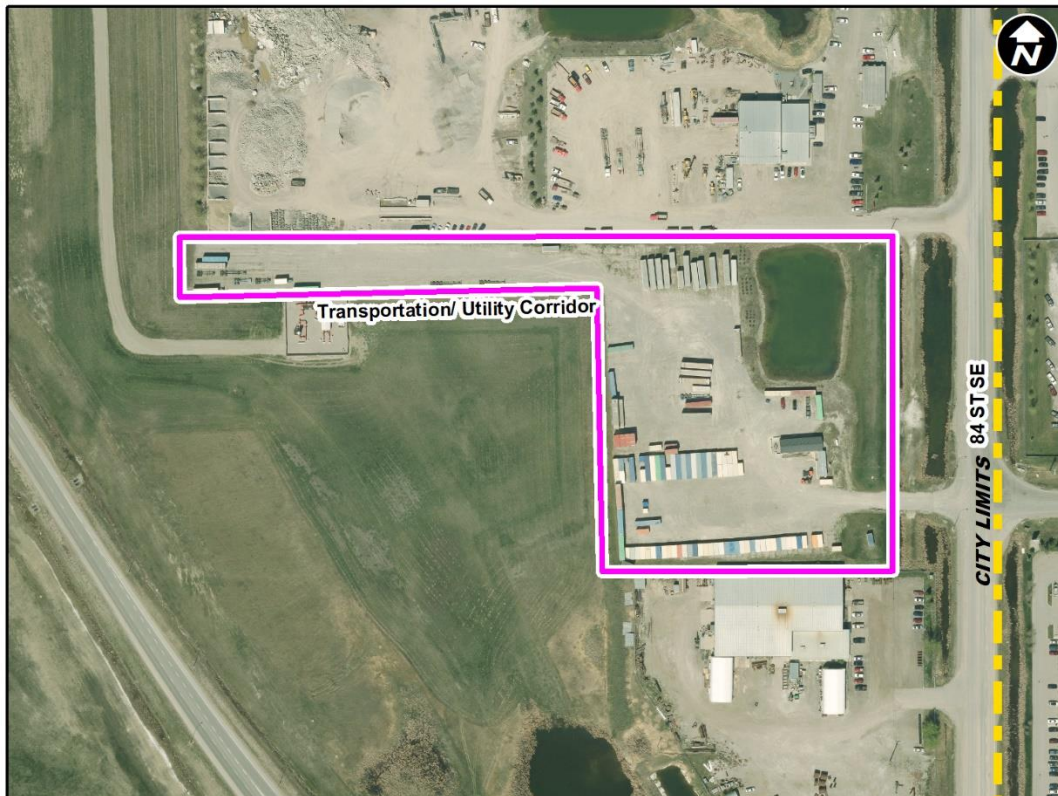
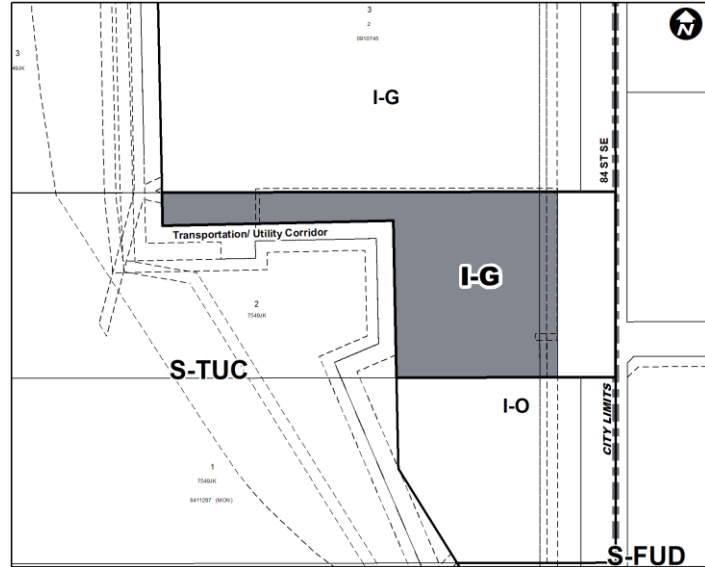
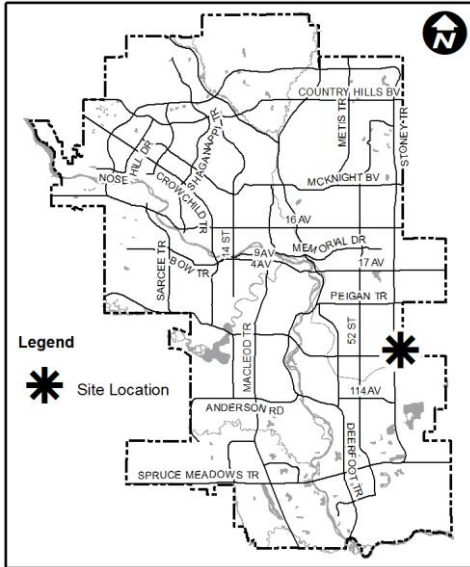
BACKGROUND

This land use redesignation application was submitted by B&A Planning Group on behalf of the landowner 2196618 Alberta Ltd (Ajeetpal Brar) on 2019 May 27, to allow for Large Vehicle and Equipment Sales, as indicated in the Applicant's Submission (Attachment 1) and will allow for additional compatible uses and further redevelopment opportunities in the future.

A development permit (DP2019-3790) for Large Vehicle and Equipment Sales as well as a new freestanding sign was submitted by B&A Planning Group on behalf of the landowner on 2019 July 24, and is undergoing initial review and circulation.

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Location Maps



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Site Context

The subject parcel is located in the southeast community of Residual Sub-Area 9K, west of 84 Street SE and north of Glenmore Trail SE, at the western terminus of Wrangler Road SE. The Calgary city limits are along 84 Street SE, with Rocky View County located adjacent to the site, on the eastern side of 84 Street SE.

The parcel, first developed in 1999, comprises an irregular panhandle shape of approximately 2.8 hectares (6.92 acres). The site has previously been used as a storage yard for railway containers.

The site was redesignated under DC Direct Control District (Bylaw 126Z99), from the UR Urban Reserve District of Land Use Bylaw 2P80, to a Direct Control District to allow for outdoor storage. The DC Direct Control District was later changed to the Industrial – Outdoor (I-O) District to align with Bylaw 1P2007, when it came into effect.

Surrounding development consists of general industrial uses, including metal fabricators, processing, production, freight services and outdoor storage.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The site is presently designated Industrial – Outdoor (I-O) District, which allows for outdoor storage through limited uses, as well as small buildings with a height of up to 10 metres and a gross floor area of no more than 1,600 square metres.

The intent of this application is to redesignate the land to the Industrial – General (I-G) District, which would allow for a broader range of uses that are aligned with the industrial nature of the area. The I-G District allows for a wide range of light and medium general industrial uses and a limited number of support commercial uses with a maximum height of 16 metres and a floor area ratio of 1.0. As identified in the Applicant's Submission, this application is to allow for Large Vehicle and Equipment Sales, a discretionary use within the I-G District.

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Development and Site Design

A development permit (DP2019-3790) has recently been submitted for a change of use for Large Vehicle and Equipment Sales, as well as a new office trailer and freestanding sign. The following features will be considered through the development permit process:

- appropriate screening to Glenmore Trail SE and the future regional pathway;
- interface with Rocky View County, across 84 Street SE;
- storm water management;
- compliance with the *Rocky View/Calgary Intermunicipal Development Plan*; and
- compliance with *Improving Calgary's Entranceways: a Guide for Development Adjacent to Entranceways*.

Environmental

There are no environmental concerns associated with the site or this proposal. The *East Shepard Area Structure Plan* identifies a regional pathway west of the site, which will not be required as part of the Change of Use application presently under review.

Transportation

Vehicular access to the site is currently available via a signalized intersection at 84 Street SE and Wrangler Road SE. As per the *East Shepard Area Structure Plan*, 84 Street SE is currently built to a rural paved standard but is identified as a future Industrial Arterial Street. There is currently no Calgary Transit bus service in the vicinity. The site is located adjacent to Alberta Highway 201 (Stoney Trail) and direct vehicle access to Stoney Trail is prohibited.

Utilities and Servicing

Water, sanitary, and storm services are not available at this site, and there are currently no plans to provide such services in the near future. The site has existing development and can continue into the future with low intensity development and limited interim private on-site services which may be required (wells, tanks/cisterns, ponds, etc.). In accordance with the Land Use Bylaw, the maximum gross floor area of all buildings on a site would be limited to 1,600 square metres until servicing is available.

The proposed Industrial (I-G) District was designed to be implemented on both serviced and unserviced lands.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

No public meetings were held for this application, and no comments were received from the public by the Calgary Planning Commission (CPC) Report submission date. It is noted that there is no community association in this area.

Following CPC, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Industrial Greenfield Area, according to the Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP). Industrial Greenfield Areas are future industrial areas located at the edge of the city that allow for future industrial growth. These areas are intended to allow for a broad range of standard industrial activities and industry-related commercial functions, with sufficient separation from non-industrial uses. The intent of this application is to allow for Large Vehicle and Equipment Sales, which is a use listed in the I-G District that is industrial in nature and consistent with the policies of the MDP.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is identified as being just outside of the highway 560/Glenmore Trail Key Focus Area in the *Rocky View County/City of Calgary Intermunicipal Development Plan*.

Notwithstanding, Rocky View County was engaged through the land use process and no comments were received.

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Shepard Industrial Area Structure Plan (Statutory – 2009)

The site is identified as Industrial Business Area in *Shepard Industrial Area Structure Plan* (ASP), with a regional pathway located along the western boundary of the site, abutting the Transportation Utility Corridor. This regional pathway will not be required as part of the change of use application presently under review. The Industrial Business Area is intended to provide a wide variety of general industrial and business uses, including a range of industrial, service commercial, office, institutional and recreational businesses.

The policy indicates that at the development permit stage, development adjacent to regional pathways shall comply with the plan's Interface Design Guidelines.

In the ASP, the anticipated use of Large Vehicle and Equipment Sales is considered to be most aligned with the definition of Secondary Commercial Use. The Plan specifically states that:

8 (3)(c) Where the commercial use is applied at small scale, complies with (c) Policy 8.1.2. (2) (c) and (d), and does not have significant impact on adjacent uses, no amendment to Map 3: Land Use Concept is required.

As the proposed use is not considered a local or service commercial use, and as the application is for a land use redesignation from the I-O District to the I-G District, the proposed redesignation complies with the relevant policy.

Social, Environmental, Economic (External)

The proposal has the potential to continue to allow for and further support light industrial uses in South Shepard Industrial.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is consistent with applicable policies identified in the *Municipal Development Plan*, the *Intermunicipal Development Plan* and the *Shepard Industrial Area Structure Plan* and will continue to allow for the industrial use of the site.

ATTACHMENT

1. Applicant's Submission