

Planning & Development Report to  
Calgary Planning Commission  
2019 June 20

ISC: UNRESTRICTED  
CPC2019-0761

**Land Use Amendment in Forest Lawn Industrial at 2601 - 52 Street SE,  
LOC2018-0261**

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**EXECUTIVE SUMMARY**

This application was submitted by Form 3 Design 2004 on behalf of the landowner Tribune Developments Inc on 2018 November 29. This application proposes to change the land use designation of approximately 9.14 hectares (22.59 acres) of an approximately 16.76 hectares (41.42 acres) brownfield land in the Forest Lawn Industrial area to allow for an industrial bareland condominium.

The site is designated as Industrial – General (I-G) District, with an Industrial – Edge (I-E) District in the eastern portion of the property, along 52 Street SE. The proposed land use redesignation involves redesignating all I-E lands and a portion of the I-G lands to Industrial – Commercial (I-C) District to allow for:

- light industrial uses without size limitations;
- small scale commercial uses;
- a maximum floor area ratio of 1.0 (the same allowed in the I-E and I-G Districts);
- maximum height of 12.0 metres (no change in the I-E areas; a decrease of 4.0 metres in the I-G areas); and
- the uses listed in the I-C District.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan*, the *Eastfield Area Structure Plan*, and the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan*.

An outline plan application is associated with this land use redesignation application. Neither a subdivision application nor development permit application has been submitted.

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**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed designation of 9.14 hectares (22.59 acres) located at 2601 52 Street SE (Plan 4625JK, Block 24) from the Industrial – Edge (I-E) District and Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2019 JUNE 20:**

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed designation of 9.14 hectares (22.59 acres) located at 2601 52 Street SE (Plan 4625JK, Block 24) from the Industrial – Edge (I-E) District and Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the **Proposed Bylaw 163D2019**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

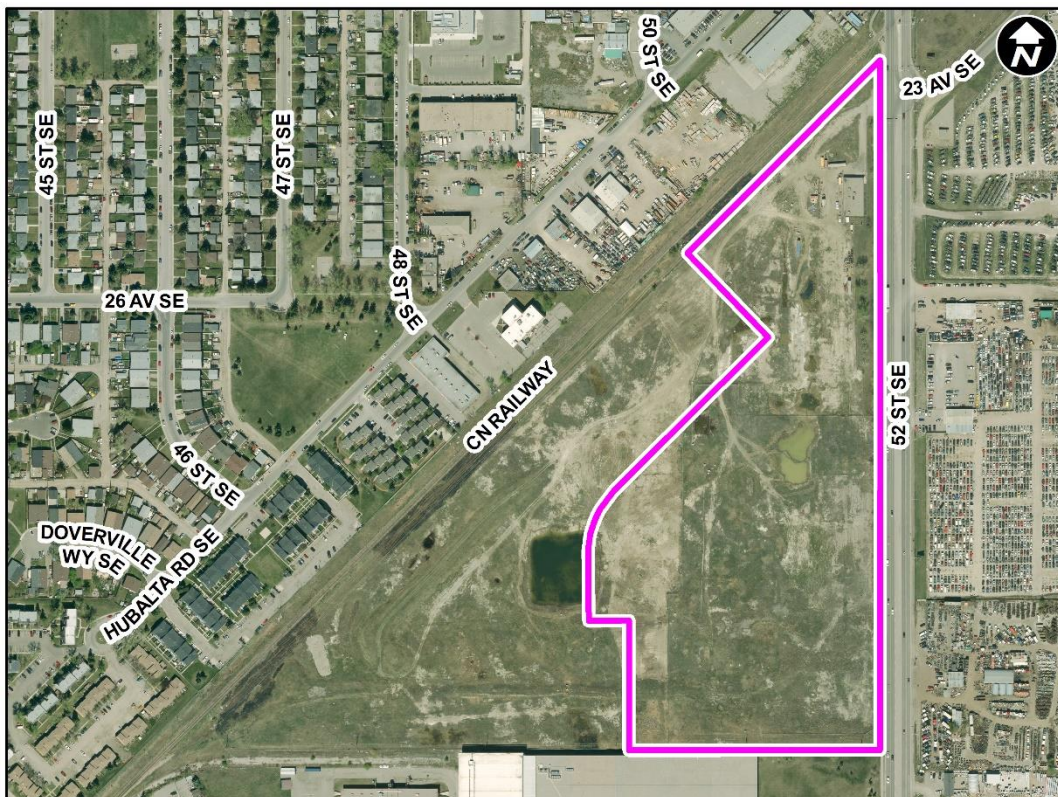
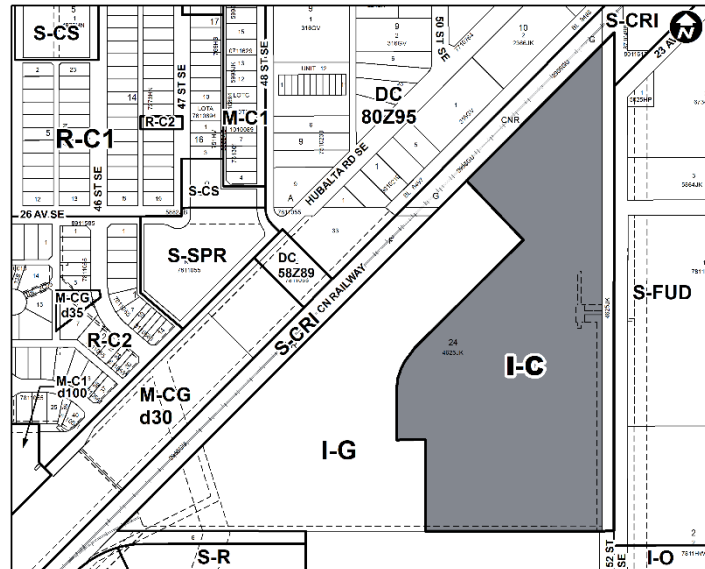
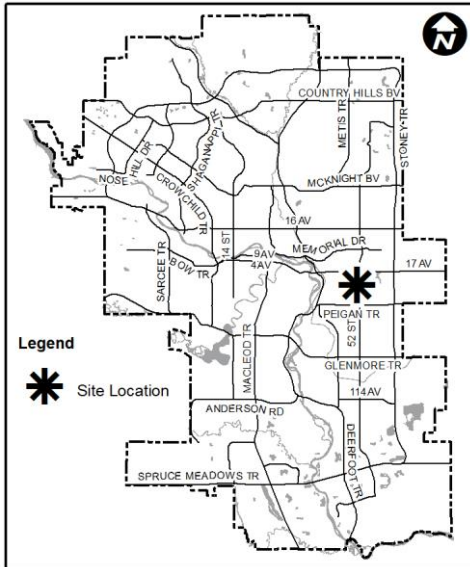
This application was submitted by Form 3 Design 2004 on behalf of the Landowner Tribune Developments Inc on 2018 November 29. This application proposes to change the land use designation of approximately 9.14 hectares (22.59 acres) of an approximately 16.76 hectares (41.42 acres) brownfield land in the Forest Lawn Industrial area to allow for an industrial bareland condominium.

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Location Maps



## Land Use Amendment in Forest Lawn Industrial at 2601 - 52 Street SE, LOC2018-0261

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### Site Context

The site is located in the Forest Lawn Industrial area in southeast Calgary. The site was previously used for a steel manufacturing plant and rolling mill, which was operated by Western Steel Ltd until 1997. The majority of structures on the site were demolished following closure of the steel manufacturing plant and rolling mill, and one office building remains on site. The office building is anticipated to be removed at the time of redevelopment. The site is generally flat. The site is adjacent to 52 Street SE, which is identified as a component of the Primary Transit Network on Map 2: Primary Transit Network of the *Municipal Development Plan* (MDP) and an Arterial Street on Map 3: Road and Street Network of the MDP.

Special Purpose – Future Urban Development (S-FUD) District lands exist to the east of the site and are developed with automotive parts businesses. Industrial – General (I-G) District exist to the south of the site, along the eastern portion, and are developed with a distribution centre. Special Purpose – Recreation (S-R) District lands exist to the south of the site, along the western portion, and are developed with the East Calgary Twin Arenas, a private indoor recreational facility on public lands. An approximately 15-metre-wide Special Purpose – City and Regional Infrastructure (S-CRI) District exists between the site and the S-R site. An S-CRI site exists to the northwest of the site and contains a railway corridor used by Canadian National Railway. Multi-Residential – Contextual Grade-Oriented (M-CG) District lands and DC Direct Control District lands with rules based on the *Land Use Bylaw 2P80* I-2 General Light Industrial District exist to the northeast of the railway corridor.

The East Calgary Landfill exists further east of the automotive parts businesses east of 52 Street SE. A portion of the site is with a *Subdivision and Development Regulation* setback from the East Calgary Landfill.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of uses that are compatible with the context of the site. The proposal is consistent with applicable policies, as discussed in the Strategic Alignment section of this report.

### Planning Considerations

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

#### ***Land Use***

This application proposes to change the land use designation of approximately 9.14 hectares (22.58 acres) of an approximately 16.39 hectares (40.50 acres) brownfield site in the Forest Lawn Industrial area to allow for an industrial bareland condominium.

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The I-E District is intended to be characterized by light industrial and limited commercial development on the perimeter of industrial areas, adjacent to residential development, where development is limited in term of types of uses, size, and potential nuisance. The Industrial – General (I-G) District is intended to be characterized by a wide variety of light and medium general industrial uses and a limited number of support commercial uses.

A land use redesignation of 2601 - 52 Street SE to the I-C District would continue to allow for light industrial uses, while allowing for small scale commercial uses that are compatible with and complement light industrial uses in the area. The site is on the perimeter of the industrial area and 52 Street SE is a major street.

### ***Development and Site Design***

The intent of this application is to allow for a range of industrial and commercial uses. If and when the applicant submits development permit applications for the redevelopment of the site, the submitted plans will be assessed against the relevant bylaws, policies, and guidelines.

### ***Environmental***

The site was previously used for a steel manufacturing plant and rolling mill, which was operated by Western Steel Ltd until 1995. Staged remediation was completed in 2010. All soils exceeding the Alberta Tier 2 guidelines were removed. Moderately elevated chloride, nitrate, and nitrite in certain shallow test wells are being monitored and reported to Alberta Environment Sustainable Resource Development (AESRD). The developer prepared an environmental risk management plan to support the proposed development of the site to ensure they remain in compliance with their AESRD approval and to minimize any risks to future developments. The proposed uses are appropriate and compatible with the current site conditions. Based on the latest reports, and in association with the proposed development, ongoing monitoring of the site may no longer be required, subject to review and approval from AESRD.

### ***Transportation***

Pedestrian and vehicular access to the site is available from 52 Street SE. In the Calgary Transportation Plan, 52 Street SE is classified as an Arterial Street and a High Occupancy Vehicle route. The site is located along the 52 Street SE Primary Transit Network. The site is served by Calgary Transit bus route 23, with a bus stop adjacent to the site on 52 Street SE. There a regional pathway along the west side of 52 Street SE that provides pedestrian and cycling connections to destinations to the south via the Rotary Mattamy Greenway.

A transportation impact assessment was submitted in support of this application. The proposed industrial bareland condominium would access 52 Street SE via a proposed signalized, all-turns intersection at the south end of the site and a proposed right-in/right-out access at the north end of the site. The proposed internal industrial roads that would serve the industrial bareland condominium units would be a private road and would follow the City of Calgary's standard industrial street cross section.

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### ***Utilities and Servicing***

The site can be serviced from the existing water mains in 52 Street SE and the sanitary and storm trunk mains located in the southwest corner of the site. There is sufficient capacity to support the proposed development. At the time of development, the developer will provide service connections and extend private water, sanitary, and storm mains throughout the site to service the contemplated industrial bareland condominium units. No capital costs for servicing have been identified for this proposal.

The site is located within the Western Headworks Canal catchment boundary; therefore the future site developments will be restricted to the pre-development stormwater release/flow rate in accordance with the 1980 moratorium. Any proposed developments that may generate more than the allowable stormwater flow rate will be required to store the excess water on-site to ensure the site does not exceed the allowable rate.

### **Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. In addition, notification letters were sent to adjacent land owners and the application was advertised online. No public meetings were held by the applicant or Administration in association with the application.

No letters from the public were received by Administration by the Calgary Planning Commission report submission date.

The applicant met with the Erin Woods Community Association, the Forest Lawn Community Association, and the Dover Community Association. A letter of support was received from the Erin Woods Community Association.

Following Calgary Planning Commission, notification for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Calgary Planning 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 (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

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### ***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 site is within an Industrial; Standard Industrial area on Map 1: Urban Structure of the MDP. The intent of Standard Industrial Area is to have existing planned industrial areas that contain a mix of industrial uses at varying intensities, which should continue to offer a broad variety of industrial uses as the area redevelops, while maintaining an industrial character. The proposal is consistent with the MDP.

### ***Eastfield Area Structure Plan (Statutory – 1978)***

The site is within a Restricted Light Industrial/Commercial area on Map 6: Land Use of the *Eastfield Area Structure Plan* (ASP). The intent of the Restricted Light Industrial/Commercial area is to provide for restricted industrial/commercial development that is of very high quality and is visually attractive and environmentally acceptable to adjacent residential. The proposal is consistent with the ASP.

### ***Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Statutory – 1995)***

The site is within a Business/Industrial area on Map 2: Land Use Policy Area of the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* (ARP). The intent of the Business/Industrial area is to continue to allow for industrial development, and to revitalize, stabilize, and visually improve the business/industrial area. The proposal is consistent with the ARP.

### **Social, Environmental, Economic (External)**

The proposal would allow for a range of industrial and support uses that would allow for redevelopment of a brownfield site and employment opportunities based on redevelopment.

### **Financial Capacity**

#### ***Current and Future Operating Budget***

There are no known impacts to the current and future operating budgets at this time based on the proposed land use. Infrastructure improvements are required for the associated outline plans and are referenced in the associated Planning & Development Report to Calgary Planning Commission regarding the outline plan application.

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***Current and Future Capital Budget***

There is no impact to the current capital budget as a result of this proposal. Infrastructure improvements are required for the associated outline plans and are referenced in the associated Planning & Development Report to Calgary Planning Commission regarding the outline plan application.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposal is consistent with the applicable policies of the *Municipal Development Plan*, the *Eastfield Area Structure Plan*, and the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan*, is appropriate and complimentary to the area context, and allows for redevelopment of brownfield lands and additional employment opportunities in a manner that makes effective use of existing infrastructure and services.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Outline Plan
3. Letter from the Erin Woods Community Association
4. **Proposed Bylaw 163D2019**