

**Planning & Development Report to  
Calgary Planning Commission  
2018 November 15**

**ISC: UNRESTRICTED  
CPC2018-1259  
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**Land Use Amendment in Highfield (Ward 9) at 5101-11 Street SE, LOC2018-0206**

**EXECUTIVE SUMMARY**

This application was submitted by Zeidler Architecture on 2018 September 12 on behalf of the landowner, Enright 11<sup>th</sup> Street Development Ltd. The application proposes to redesignate the subject parcel from DC Direct Control District (Bylaw 151) to Industrial – Commercial (I-C) District to allow for:

- industrial developments with support commercial uses (e.g. warehouse with commercial storefronts, restaurants, retail stores, industrial buildings with offices and retail stores);
- a maximum building height of 12 metres;
- the uses listed in the proposed I-C District.

The current DC Direct Control District was approved in August 1973 with the purpose of adding the use of Meat Packing Plant to the base district of M-3 Heavy Industrial, as described in Land Use Bylaw 8600.

Redesignation of the parcel as proposed will allow for a land use district that is aligned with the current Municipal Development Plan and the application of the current Land Use Bylaw 1P2007.

No development permit application has been submitted at this time.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.09 hectares  $\pm$  (2.69 acres  $\pm$ ) located at 5101 – 11 Street SE (Plan 7410362; Block A) from DC Direct Control District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 NOVEMBER 15:**

That Council hold a Public Hearing; and

1. Adopt, by Bylaw, the proposed redesignation of 1.09 hectares  $\pm$  (2.69 acres  $\pm$ ) located at 5101 – 11 Street SE (Plan 7410362; Block A) from DC Direct Control District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed Bylaw **24D2019**.

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**PREVIOUS COUNCIL DIRECTION / POLICY**

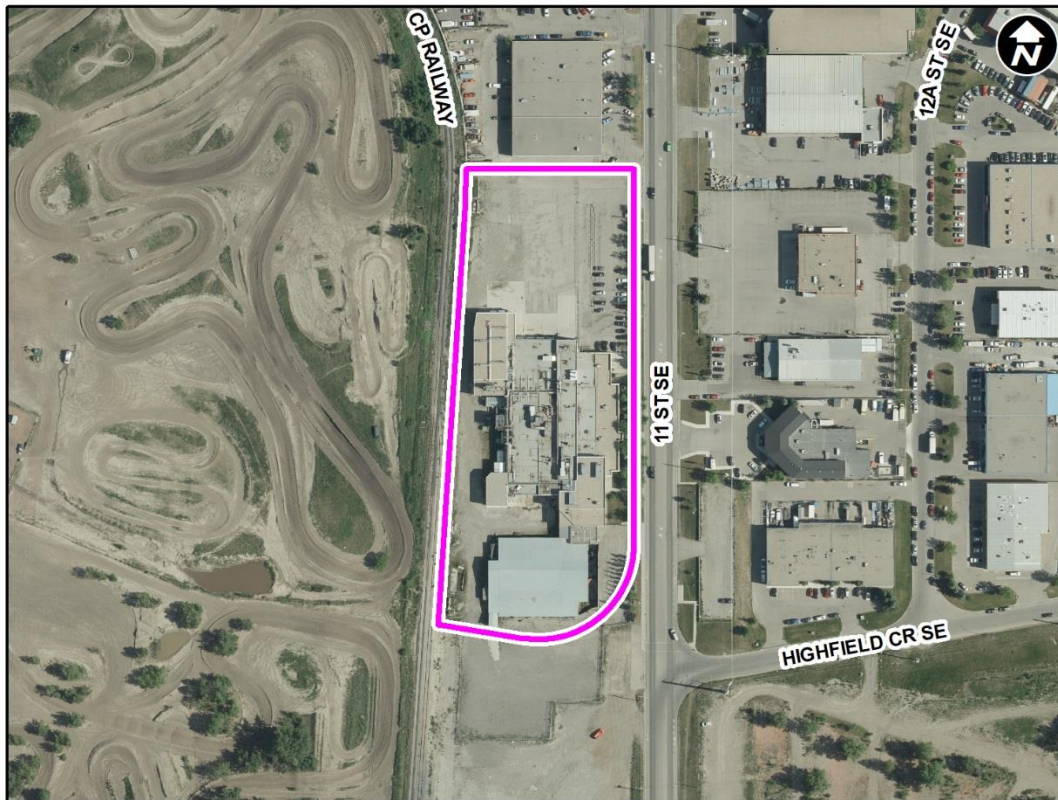
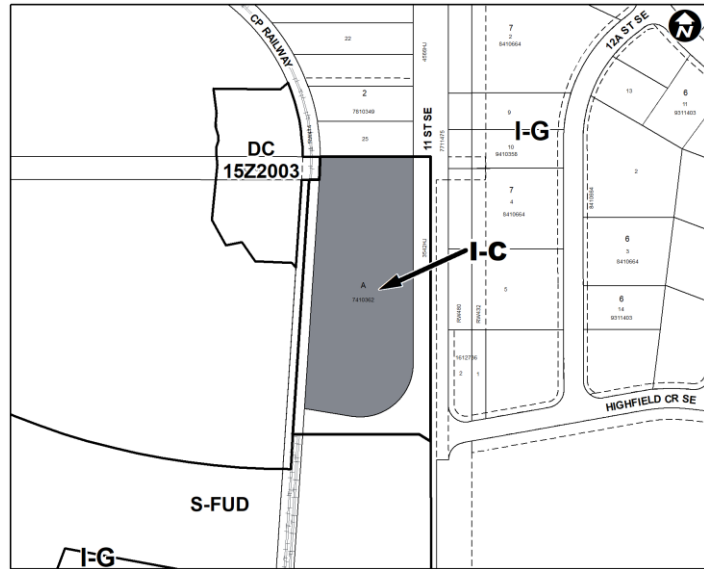
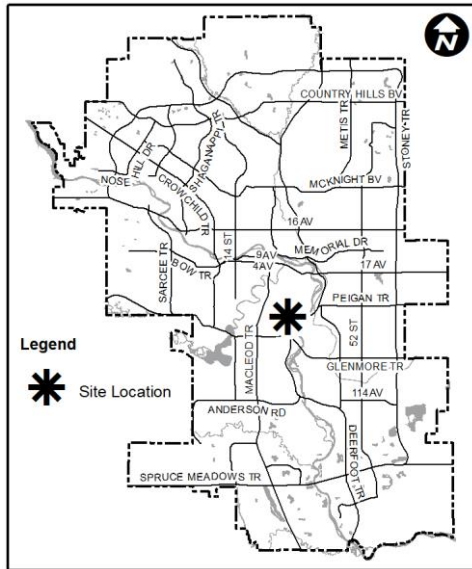
None.

**BACKGROUND**

The purpose of this redesignation is to enable future redevelopment of the site that is aligned with the policies of the current Municipal Development Plan and which allows for the application of a range of uses and development rules as outlined in the current Land Use Bylaw 1P2007.

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**Location Maps**



**Land Use Amendment in Highfield (Ward 9) at 5101-11 Street SE, LOC2018-0206**

**Site Context**

The subject parcel is located in the industrial community of Highfield, along the arterial roadway of 11 Street SE. A designated bike lane runs parallel to the parcel and bus stops are located in close proximity. Surrounding land uses are predominately Industrial-General with some Industrial-Business and Industrial-Commercial designated properties within the community, and a few commercially designated developments at major interchanges. General industrial buildings exist to the north and east of the site, while a rail-spur followed by a recreational motocross site exist behind the site to the west. A City-owned undeveloped parcel designated 'Special Purpose – Future Urban Development' exists immediate south of the site, and is currently being held as possible future road right-of-way.

As an industrial area, there is no demographic information available for the community of Highfield.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed redesignation will allow for a range of industrial and support commercial uses that supports the employee-intensive intent of the area as outlined in the Municipal Development Plan.

**Planning Considerations**

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

***Land Use***

The existing DC Direct Control District was approved in August 1973 with the purpose of adding the use of Meat Packing Plant to the base district of M-3 Heavy Industrial, as described in Land Use Bylaw 8600. Direct Control Districts that reference a specific Land Use Bylaw continue to be subject to that particular Land Use Bylaw, regardless of the Land Use Bylaw currently in force. The subject site is, therefore, governed by the rules of Land Use Bylaw 8600, which came into effect 1972 May 29 and was replaced with Land Use Bylaw 2P80 on 31 March 1980. Land Use Bylaw 2P80 was later replaced by the current Land Use Bylaw 1P2007 in July 2007.

The proposed Industrial – Commercial (I-C) District is intended for areas located on the perimeter of industrial areas and/or along major roadways. While light-industrial land uses are to be the predominate land uses in these districts, small scale commercial uses that are compatible with and complementary to the light industrial base are considered appropriate.

The intent of this redesignation is to enable industrial-commercial redevelopment of the site that is compatible with the surrounding area, and is aligned with current City policies and development rules.

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***Development and Site Design***

Development in the Industrial – Commercial (I-C) district typically takes the form of large warehouse style building(s) with commercial or office storefronts. The rules of the proposed I-C District will provide guidance for the future site development including appropriate uses, height and building massing, landscaping and parking.

***Environmental***

An environmental site assessment was not required for this application.

***Transportation Network***

The parcel is located on the arterial roadway of 11 Street SE. Bus stops for routes 66 and 30 are located within 200 metres from the site, and a dedicated bike lane is available adjacent to the site, along southbound 11 Street SE. As there is no rear lane, vehicular access to the site will continue to be from 11 Street SE upon redevelopment. A CP rail spur exists behind the parcel. CP rail was circulated as part of this application and indicated no objection to the proposed land use redesignation.

***Utilities and Servicing***

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

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

Consistent with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. 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 this application.

No community association exists for this area.

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

Following Calgary Planning Commission, notifications 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 (Statutory, 2014)***

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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.

***Municipal Development Plan (Statutory, 2009)***

The subject site is located within the Industrial – Employee Intensive area, according to Map 1: Urban Structure Map of the *Municipal Development Plan* (MDP). These areas are expected to achieve significant employment opportunities, and while they are to be predominately industrial focussed, other land uses may be supported. Given the intensity of development, amenities for the pedestrian should be provided.

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

An environmental site assessment was not required for this application.

**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.

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

The proposal is consistent with the applicable policies of the *Municipal Development Plan* and will allow for a land use district that is aligned with the vision of the current *Municipal Development Plan* and the application of the current Land Use Bylaw 1P2007.

**ATTACHMENT(S)**

1. Applicant's Submission
2. **Proposed Bylaw 24D2019**