

LAND USE AMENDMENT
MAYLAND (WARD 10)
EAST OF DEERFOOT TRAIL SE AND SOUTH OF CENTRE
AVENUE E
BYLAW 180D2017

MAP 13C

EXECUTIVE SUMMARY

This land use amendment application is to redesignate a City-owned parcel from Special Purpose-Recreation (S-R) District to Special Purpose-City and Regional Infrastructure (S-CRI) District to allow for the continued use of the site as a Municipal Works Depot.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 April 06

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 180D2017; and

1. **ADOPT** the proposed redesignation of 2.02 hectares \pm (5.00 acres \pm) located at 111 – 17 Street SE (Plan 5412JK, Block 13) from Special Purpose – Recreation (S-R) District **to** Special Purpose – City and Regional Infrastructure (S-CRI) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 180D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP) and will allow for the continued use of the existing Municipal Works Depot.

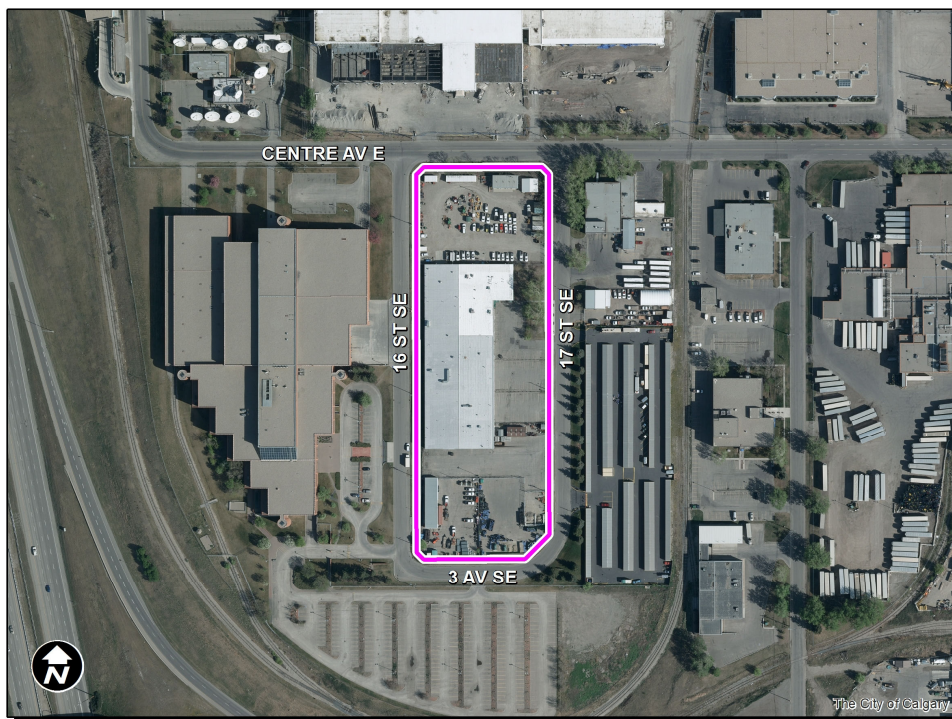
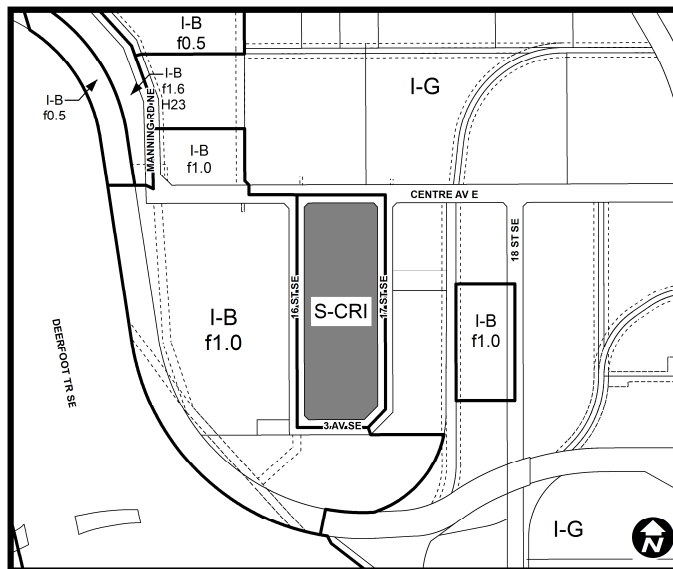
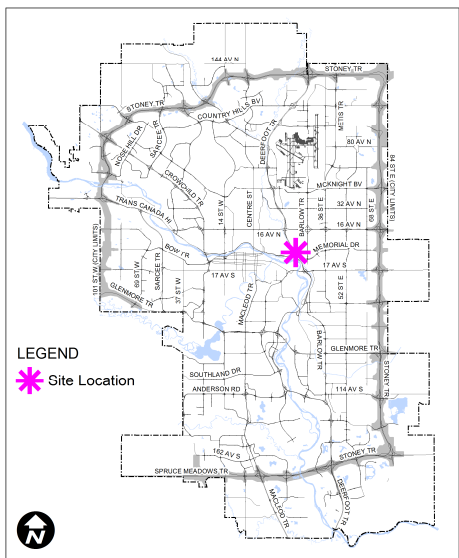
ATTACHMENT

1. Proposed Bylaw 180D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.02 hectares \pm (5.00 acres \pm) located at 111 – 17 Street SE (Plan 5412JK, Block 13) from Special Purpose – Recreation (S-R) District **to** Special Purpose – City and Regional Infrastructure (S-CRI) District.

Moved by: L. Juan

Carried: 7 – 0

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Applicant:

The City of Calgary

Landowner:

The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Mayland. The subject site is currently used as a storage and maintenance facility for The City of Calgary Parks Department and several other City business units, such as Fleet Services and Waste & Recycling. The surrounding land use is industrial with I-G and I-B land use districts directly adjacent to the site.

LAND USE DISTRICTS

This application proposes redesignating the subject site from Special Purpose – Recreation (S-R) District to Special – Purpose – City and Regional Infrastructure (S-CRI) District. The S-CRI District is intended to provide for vehicle maintenance, work depots and training centres related to infrastructure development and maintenance. This reflects the current use of the subject site as a Municipal Works Depot.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) (Statutory / Approved by Council – 2009)

The subject parcel is located within the *Industrial – Employee Intensive Area* as identified on Map 1 of the Municipal Development Plan (MDP). The Industrial-Employee Intensive Area is intended for manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and require access to the Primary Transit Network. While the area should contain predominantly industrial uses, other uses that support the industrial function may be allowed.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required as part of this application. Pedestrian and vehicular access to the site is available from 17 Street SE.

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UTILITIES & 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.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

GROWTH MANAGEMENT

The proposed Land Use Amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

Not required as there is no Community Association in this area.

Citizen Comments

No comments received.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

This land use amendment application is to redesignate a City-owned 2.02 hectare (5.00 acre) parcel from Special Purpose-Recreation (S-R) District to Special Purpose-City and Regional Infrastructure (S-CRI) District. The subject site is located in the Mayland Heights community at 111 - 17 Street SE. The parcel is stewarded and maintained by Parks Department.

The subject site is currently used as a storage and maintenance facility for Parks and several other City business units, such as Fleet Services and Waste & Recycling. These uses are not fully supported by the current land use district. The land use redesignation will allow the current and future use of the subject site as a Municipal Works Depot to be in compliance with Land Use Bylaw 1P2007.