

**LAND USE AMENDMENT
STARFIELD (WARD 9)
SOUTH OF PEIGAN TRAIL SE AND EAST OF 52 STREET SE
BYLAW 101D2017**

MAP 35SE

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate parcels of land, located east of 52 Street SE and north of 52 Avenue SE from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District in order to allow for general industrial uses on these lands. The subject lands are located within the unserved Industrial Area of the Southeast Industrial Area Structure Plan (ASP).

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 January 26

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 101D2017; and

1. **ADOPT** the proposed redesignation of 0.17 hectares \pm (0.42 acres \pm) located at 5306 and 5316 – 52 Avenue SE (Plan 7558AF, Block 20, Lots 33 to 38 and a portion of Lot 39) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – General (I-G) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 101D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with applicable policies including the Municipal Development Plan (MDP) and the Southeast Industrial Area Structure Plan (ASP), which both advocate for industrial uses at this location. The proposed I-G district is compatible with the surrounding general industrial area and would allow for a variety of general industrial uses with varying intensities and limited support commercial uses.

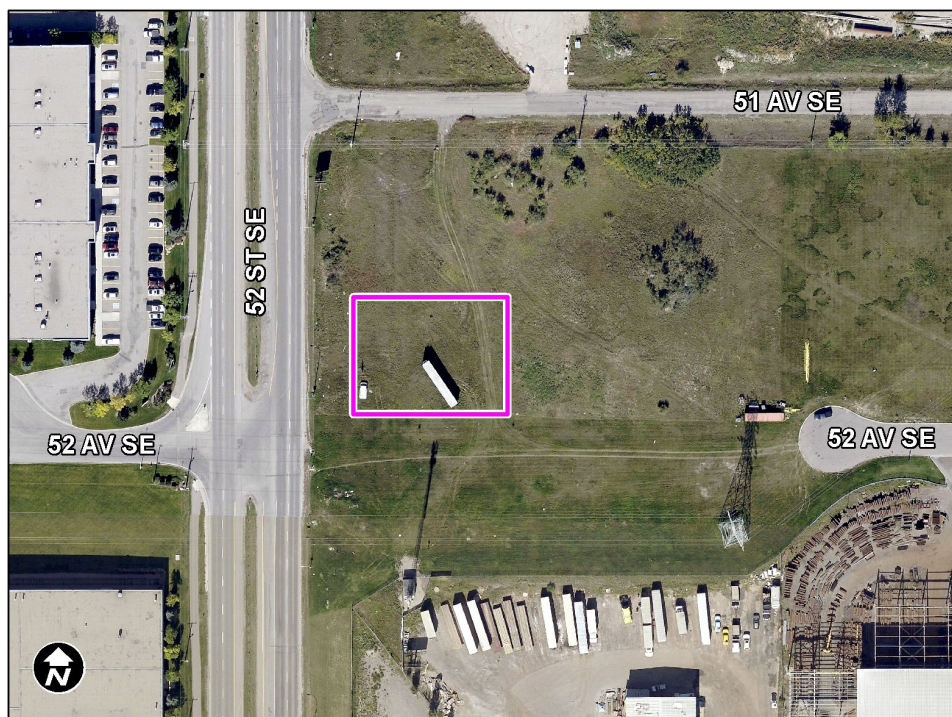
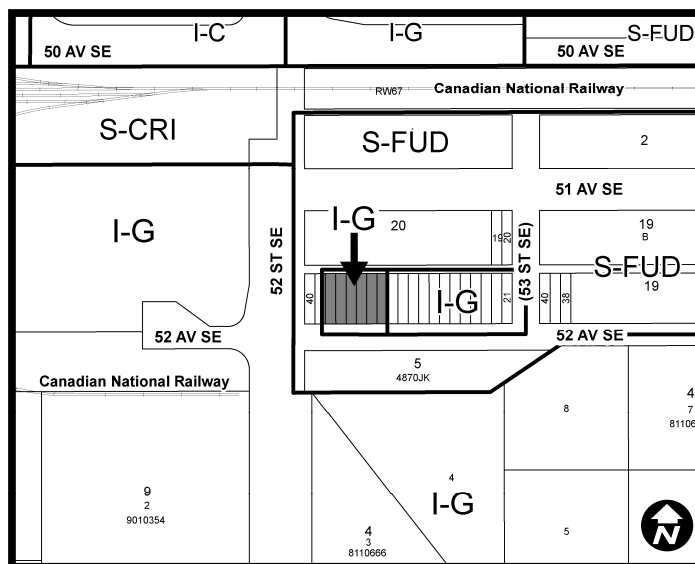
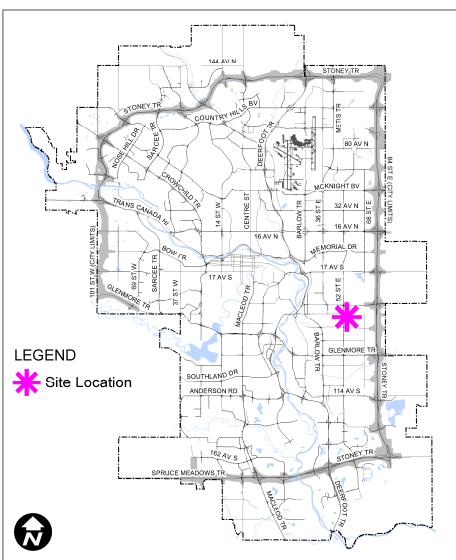
ATTACHMENT

1. Proposed Bylaw 101D2017

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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 0.17 hectares \pm (0.42 acres \pm) located at 5306 and 5316 – 52 Avenue SE (Plan 7558AF, Block 20, Lots 33 to 38 and a portion of Lot 39) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

Moved by: R. Wright

Carried: 8 – 1

Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- I opposed the rezoning to I-G because, in my opinion, there is inadequate access for this scale of industrial development. There is only a single point of access at the end of 52 Avenue SE (a cul-de-sac).
- For this reason I have made a Motion Arising requesting that the Applicant and Administration further discuss road access options.

2017 January 26

MOTION ARISING: For Administration and the Applicant continue the discussion of the Transportation Networks.

Moved by: D. Leighton

Carried: 6 – 3

Opposed: R. Wright, A. Palmiere
and M. Foht

Reasons for Support of the Motion Arising from Mr. Friesen:

- I supported the motion arising which proposed exploring the closure and repurposing of a short section of road. If the road is not used as public access it should be put to better use.

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Applicant:

FarMor Architecture

Landowner:

Karim Sharifat

PLANNING EVALUATION

SITE CONTEXT

The subject site is comprised of seven (7) contiguous parcels located south of Peigan Trail SE, along the corner of 52 Avenue SE and 52 Street SE within the Starfield Industrial area. The subject site is presently vacant and the surrounding lands to the north and east are also undeveloped vacant lands. Industrial development is located to the south and west of the subject site. The nearest residential community of Erin Woods is located to the northwest, across Peigan Trail SE.

LAND USE DISTRICTS

The Special Purpose – Future Urban Development (S-FUD) District is intended for lands that are awaiting urban development and utility servicing. The S-FUD is also intended to protect lands for future urban forms of development and density by restricting premature subdivision and development of parcels of land.

The purposed redesignation from S-FUD District to Industrial – General (I-G) District will allow for a variety of general industrial uses on the subject lands. The I-G District is designed to accommodate unserviced sites with specific provisions limiting maximum gross floor areas. The proposed I-G district provides for a variety of light and medium industrial uses and a limited number of support commercial uses.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP) (2014 – Statutory)

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) (2009 – Statutory)

The MDP identifies the subject site area as within the *Standard Industrial Area*, with the primary function of providing a broad range of industrial related uses and intensities, which will remain industrial in character as the area redevelops. *Standard Industrial Areas* allow for development and retention of a broad range of industrial uses and a variety of industrial parcel sizes.

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Southeast Industrial Area Structure Plan (ASP) (1996 – Statutory)

The Southeast Industrial ASP identifies this area as *Proposed I-2 General Light Industrial District*. The purpose of this area is to provide for a range of light industrial and associated uses that are compatible with each other and do not adversely affect surrounding non-industrial uses. The proposed I-G district is consistent with those which were allowed in the I-2 General Light Industrial District under the Calgary Land Use Bylaw 2P80.

TRANSPORTATION NETWORKS

Access to the subject lands will not be permitted to sites fronting onto 52 Street SE. Access to these lands will be provided by an internal road network, as 52 Avenue SE will not connect to 52 Street SE. Access to 52 Street SE will be from 54 Avenue SE. A Transportation Impact Assessment and the configuration of the internal road network will be required at the Development Permit stage.

UTILITIES & SERVICING

City utilities and services are not available for the subject sites. The developer will be responsible for providing servicing arrangements to the satisfaction of the Manager of Infrastructure Planning, Water Resources and at the developer's expense.

ENVIRONMENTAL ISSUES

The Applicant/Developer may be required to submit Phase I and II Environmental Site Assessments reports at the Development Permit stage.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

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

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Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The adjacent parcels, including 5330 52 Ave SE owned by the same owner of the subject application, are currently zoned I-G (Industrial General). Given the surrounding land-uses and the compatibility of I-G, we request the Calgary Planning Commission and the City of Calgary Council to grant the zoning change to I-G. The vision for these parcels is to develop them into industrial bays with small office and mezzanines in the future. A detailed design outlining access and site servicing will be provided later during the development permit application stage.