

**Land Use Amendment in Shepard Industrial (Ward 12) at 3582 - 118 Avenue SE,
 LOC2020-0184**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.55 hectares \pm (1.35 acres \pm) located at 3582 - 118 Avenue SE (Plan 0112804, Block 21, Lot 23) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for range of additional commercial uses, including Vehicle Sales – Major which is not allowed in the current district.
- The proposal would allow for a set of uses that are complementary to the character of the surrounding area and conforms to relevant policies of the *Municipal Development Plan* and *Southeast Industrial Area Structure Plan*.
- What does this mean to Calgarians? Increased commercial and light industrial opportunities to promote an efficient use of existing infrastructure.
- Why does this matter? The proposal will enable additional commercial and employment opportunities within an existing building.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This land use amendment application was submitted by Rick Balbi Architect on behalf of the owner, 1048398 Alberta Ltd (Roger Newnham), on 2020 November 19. The subject site is located in the southeast community of Shepard Industrial.

The 0.55 hectare parcel is situated at the intersection of 118 Avenue SE and 35 Street SE immediately southwest of the Deerfoot Inn and Casino. The subject parcel is visible from Deerfoot Trail SE to the south, with 114 Avenue SE to the north and Barlow Trail SE to the east. The site is located within a mix of commercially and industrially zoned parcels. An existing building constructed in 2001 is located in the northeast portion of the subject parcel with a pedestrian walkway accessed from 35 Street SE.

As indicated in the Applicant's Submission (Attachment 2), the proposed land use district accommodates additional uses in support of the operational expansion of the nearby South Pointe Toyota dealership located at 7000, 11500 - 35 Street SE, and the applicant's intent to retain the existing building. No development permit application has been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. The applicant notified neighbouring landowners via mail and email before submitting the application. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

No public comments were received at the time of writing this report.

There is no community association for the subject area.

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

IMPLICATIONS

Social

The proposal allows for an expansion of retail and commercial uses while maintaining the industrial character and function of the area. This allows access to a diversity of uses and support services for the community and greater area.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#).

Economic

The proposed land use amendment enables opportunities to increase the diversity of uses on the subject site. It will also make more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this proposal.

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ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform