

LAND USE AMENDMENT
EAST SHEPARD INDUSTRIAL (WARD 12)
SOUTH OF GLENMORE TRAIL SE AND WEST OF STONEY
TRAIL SE
BYLAW 242D2016

MAP 13SE

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate two (2) parcels from Industrial – Business (I-B) District with a Floor Area Ratio modifier of 1.0 and a height modifier of 16 metres and one parcel from Industrial – General (I-G) District to Industrial – Commercial (I-C) District. The subject site is located within the East Shepard Industrial greenfield area.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 July 28

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 242D2016; and

1. **ADOPT** the proposed redesignation of 3.58 hectares ± (8.84 acres ±) located at 6930, 6935 and 7110 – 106 Avenue SE (Plan 1211094, Block 2, Lot 6; Plan 1211094, Block 3, Lots 1 and 2) from Industrial – Business f1.0h16 (I-B f1.0h16) District, Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 242D2016

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with applicable municipal policies including the Municipal Development Plan and Southeast 68 Street Industrial Area Structure Plan (ASP). The intention of this proposal is to allow for small scale commercial and light industrial services to the larger planned business industrial area, the full extent of which are not allowed under the Industrial – General (I-G) District or Industrial – Business (I-B) District.

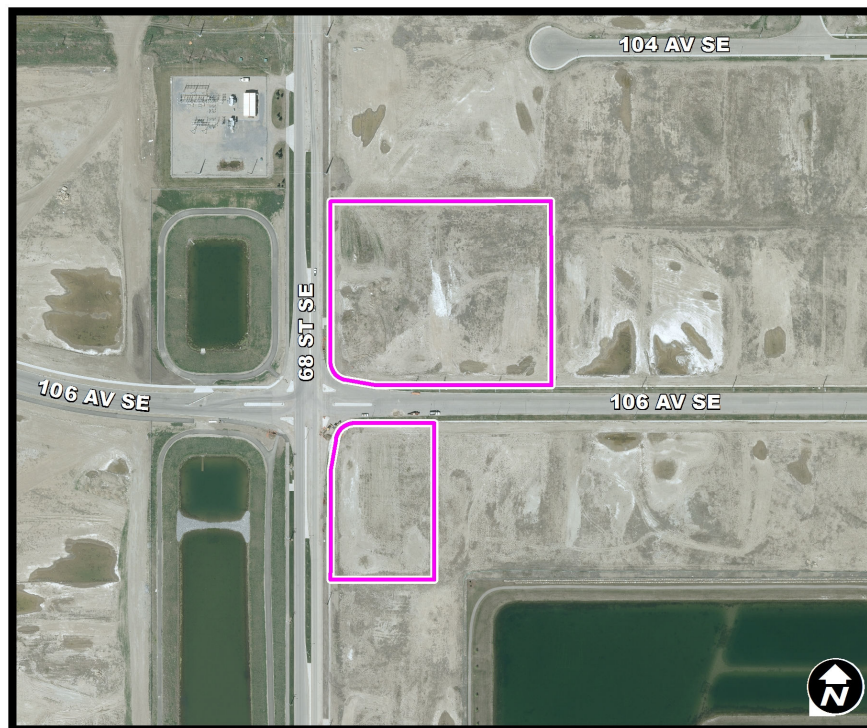
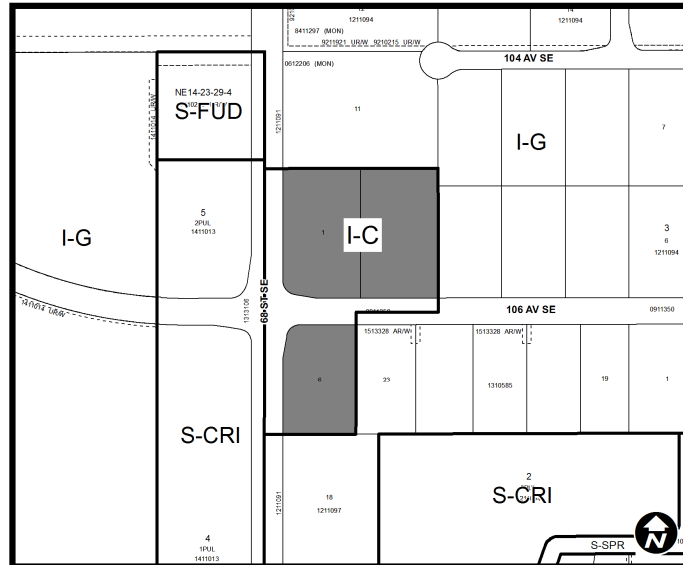
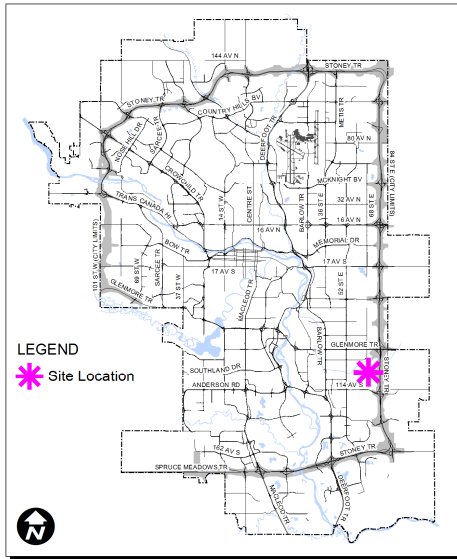
ATTACHMENT

1. Proposed Bylaw 242D2016

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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 3.58 hectares ± (8.84 acres ±) located at 6930, 6935 and 7110 – 106 Avenue SE (Plan 1211094, Block 2, Lot 6; Plan 1211094, Block 3, Lots 1 and 2) from Industrial – Business f1.0h16 (I-B f1.0h16) District, Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Moved by: S. Keating

Carried: 6 – 0

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Applicant:

The City of Calgary

Landowner:

The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject parcels are located in the southeast greenfield area known as the Southeast Industrial Area, at the intersection of 68 Street SE 106 Avenue SE. The subject parcels are west of Stoney Trail SE, east of the Western Headworks Irrigation Canal and south of Glenmore Trail SE.

The subject sites are located within a planned business industrial area that is largely vacant at this time. The surrounding area is predominantly I-G lands with Special Purpose – City and Regional Infrastructure (S-CRI) District lands located west of 68 Street SE. Currently, there is one distribution centre on I-G designated lands further to the west. Some development has occurred on I-G parcels further to the south along 108 Avenue SE. One developed Industrial – Outdoor (I-O) site exists further to the north. There are no other I-C designated lands in the area.

LAND USE DISTRICTS

The purposed land use district is the Industrial – Commercial (I-C) District. The purpose of the I-C District is to allow for a wide range of low impact industrial uses but also to provide for a number of small scale commercial uses. Lands designated as I-C are intended to be located on the edge of industrial areas and along major roadways.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The high-level scale and/or scope of the South Saskatchewan Regional Plan (SSRP) policies are not relevant to this application.

Municipal Development Plan

The subject site is located within the Standard Industrial Area of the Municipal Development Plan (MDP). These areas typically consist of planned and existing industrial areas that contain a mix of industrial uses at varying intensities and support the industrial function of the area as they cater to the day-to-day needs of area businesses and their employees.

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Southeast 68 Street Industrial Area Structure Plan

The subject site is located within the Industrial – Light Area of the Southeast 68 Street Industrial Area Structure Plan (ASP). The purpose of this area is to provide a wide variety of general industrial uses within the context of a fully-serviced industrial park. The ASP also indicates that local commercial uses should generally be located at the intersection of two roads in order to create a node of activity. Service commercial uses should be located on a site with efficient access and visibility lying adjacent to or in close proximity to an entranceway, and should not be located on sites that are internal to the ASP area.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was not required for this land use amendment but may be required as part of any future development permit applications. Both 106 Avenue SE and 68 Street SE are identified as Industrial Arterials in the Southeast 68 Street Industrial Area Structure Plan (ASP). A future flyover is planned from 106 Avenue SE to Stoney Trail. Currently, no buses run on 68 Street SE, however as per the ASP a bus route is proposed for 68 Street. A regional pathway along 68 Street and 106 Avenue is shown in the ASP.

Access to the subject sites will be located along 106 Avenue, the site located at the northeast corner of 68 Street / 106 Avenue can also take access from 68 Street SE.

UTILITIES & SERVICING

The subdivision has been previously serviced under the Development Agreement for East Shepard Industrial Phase 1. Servicing for the subject lots is available through 106 Avenue SE.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management.

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PUBLIC ENGAGEMENT

Community Association Comments

There is no Community Association for this area.

Citizen Comments

No comments were received by Administration.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

This City of Calgary initiative is to redesignate city-owned parcels 6930, 6935, and 7110 106 Avenue SE. The subject lands are within the 118± ha (292± ac) Point Trotter Industrial Park and immediately east of the 130± ha (321± ac) Dufferin North Industrial Park. Point Trotter is an industrial park jointly developed The City of Calgary and Walton International Group Inc. Dufferin North is an industrial park is solely developed by the City of Calgary.

Parcels 6930 and 6935 106 AV SE are currently designated as Industrial – Business (I-B) while parcel 7110 106 AV SE is designated as Industrial – General (I-G). The proposal is to the three (3) parcels from their respective current land uses to Industrial – Commercial (I-C). This will allow for more small scale commercial uses that are compatible with and complementary to the light industrial uses of the area. The small scale commercial uses will help serve the needs of the employees and businesses of a 287± ha (710± ac) larger industrial area, which also includes the 39± ha (97± ac) Simonelli industrial lands that are immediately south of the Point Trotter Industrial Park. The three (3) parcels are only the I-C parcels within this larger industrial area.