

**Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at  
2787 and 2729 – 86 Avenue SE, LOC2020-0108**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Community Revitalization Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for redesignation of 4.16 hectares  $\pm$  (10.28 acres  $\pm$ ) located at 2787 and 2729 – 86 Avenue SE (Plan 011270, Block 1, Lot 1 and Plan 375AM, Block 38, Lot 26) from Special Purpose – Future Urban Development (S-FUD) District to Mixed Use - General (MU-1f3.5h50) District and Special Purpose – School, Park, and Community Reserve (S-SPR) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for transit supportive mixed-use development as well as to accommodate a future public park to be developed on the site.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Transit-Oriented Development Guidelines*.
- What does this mean to Calgarians? The proposal would provide for the efficient redevelopment of a parcel nearby a future Green Line LRT station. It would provide for additional housing and commercial opportunities in a developing transit-oriented area and allow for an efficient use of the existing and planned City infrastructure.
- Why does this matter? The landowners wish to leverage the planned infrastructure investment of the Green Line.
- Amendments to the *Millican-Ogden Community Revitalization Plan* are required for the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city that moves.

**DISCUSSION**

This application was submitted on 2020 July 24 by B&A Planning Group on behalf of the landowners, Caravan Trailer Lodges of Alberta Ltd and The City of Calgary. The site is approximately 4.16 hectares (10.28 acres) in size and is currently developed with a mobile home park. The site is located along 86 Avenue SE, approximately 250 metres to the south of Glenmore Trail SE and approximately 150 metres (2-minute walk) to the planned South Hill Green Line LRT Station.

While no development permit has been submitted at this time, the Applicant Submission (Attachment 3), indicates their intent to redevelop the subject site for a fifteen storey, transit-supportive mixed-use development, as well as plan for future Municipal Reserve (MR) owed on the parcel. The Mixed Use - General (MU-1f3.5h50) District is being proposed to provide a land

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use framework to accommodate flexibility in uses and design. The Special Purpose – School, Park and Community Reserve (S-SPR) District is specifically designed for Municipal Reserve parcels.

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

**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 this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. In response, the applicant sent 1,700 outreach letters to local area residents including residents of the mobile home park on the subject site, held two online engagement meetings, met with the Riverbend Community Association, and provided updates on the proposal throughout the process. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

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

Administration received one letter from the public stating concerns that local industrial development to the east of the subject site may conflict with the proposed development by way of hours of operation, dust, or other nuisances. Administration addressed these concerns by amending the plan to include a portion of the S-SPR (Municipal Reserve) parcel between the subject site and the industrial land to the east.

The South Hill Mobile Home Resident's Association, which is the mobile home park located to the south of the subject site, provided a package of 24 letters from local residents stating concerns with the proposed building height, increased traffic, and the perception of the erosion of safety. In response to these concerns, the proposed height was reduced from 20 storeys to 15 storeys, and a one-hectare open space is proposed between the subject site and the South Hill Mobile Home site.

As the subject site is located within the Shepard Industrial area, the area does not have a community association. Given this, the adjacent Riverbend Community Association was circulated for comment on this file. Administration did not receive any comments from the Community Association. Administration also provided application updates to the Millican-Ogden Community Association.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The building and site design, number of dwelling units, building configuration, parking, and material design will be determined at the development permit stage.

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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 proposed application would allow for a mix of uses for Calgarians to live, work and play within this developing node along the Green Line LRT alignment. The proposed districts will facilitate the dedication of natural park space as well as provide additional housing choices by accommodating a range of unit types and sizes supportive of different mobility choices.

### **Environmental**

Although this proposal does not include specific actions at the land use amendment stage to address the objectives of the [Climate Resilience Strategy](#), further opportunities to align future development on this site will be explored and/or implemented at the development permit and building permit stages.

### **Economic**

Redevelopment of the site could capitalize on the investment of the nearby future Green Line LRT station by adding approximately 110,250 square metres (1,186,721 square feet) of residential and commercial floor area. Future residents and commercial opportunities could further support the local economy while providing additional opportunities for local small businesses to grow.

### **Service and Financial Implications**

No anticipated financial impact.

## **RISK**

There are no known risks associated with this proposal.

## **ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Proposed Amendment to Millican-Ogden Community Revitalization Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform