

**LAND USE AMENDMENT
EAST SHEPARD INDUSTRIAL (WARD 12)
SOUTH OF 106 AVE SE AND EAST OF 52 STREET SE
BYLAW 178D2016**

MAP 14SE

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a 30.4 hectare \pm (75.1 acre \pm) site which includes a smaller standalone parcel in East Shepard Industrial, from a Special Purpose – City and Regional Infrastructure (S-CRI) District designation to an Industrial – General (I-G) District, to allow for a range of light industrial uses and development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 May 19

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 178D2016; and

1. **ADOPT** the proposed redesignation of 30.42 hectares \pm (75.16 acres \pm) located at 9972R, 10700, 10520, 11020 – 52 Street SE (Plan 1213366, Area G; Plan 5110AP,OT; Portion of Plan 5110AP, Blocks 2, 3, 8, 9 and 13 to 17; Portion of Section 14-23-29-4) from Special Purpose – City and Regional Infrastructure (S-CRI) District **to** Industrial – General (I-G) District, in accordance with Administration's recommendation; and
2. Give first reading only to the proposed Bylaw 178D2016.
3. **WITHHOLD** second and third reading pending confirmation from Alberta Environment and Parks (AEP) that the removal of the Class IV wetland located in the southeast portion of the subject lands is allowable.

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 proposed I-G district and its range of allowable industrial uses are compatible with existing land use and developments in the area.

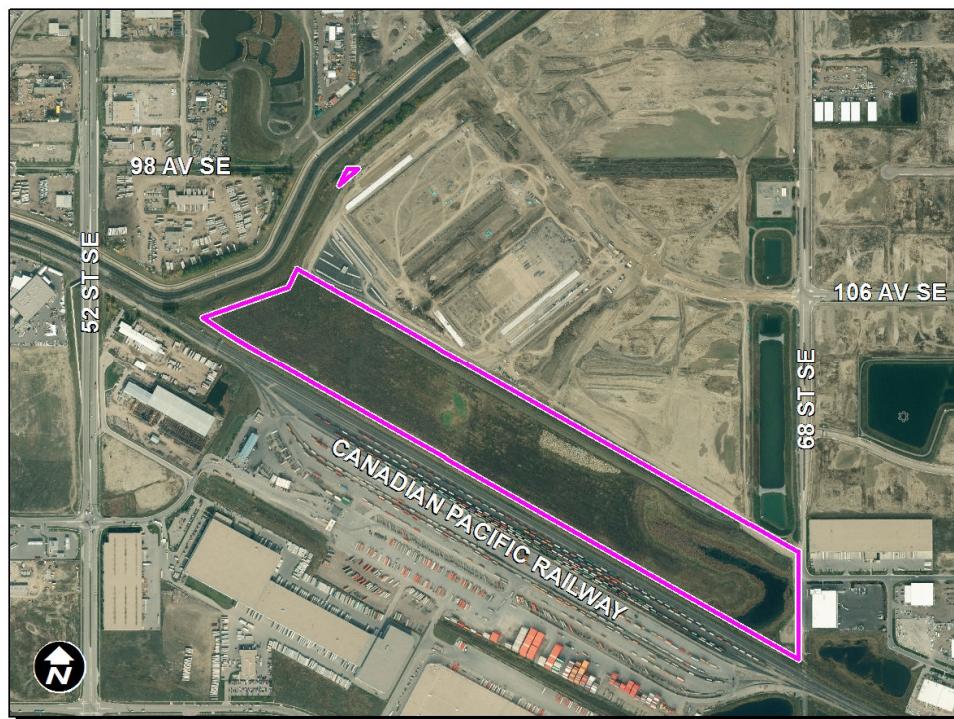
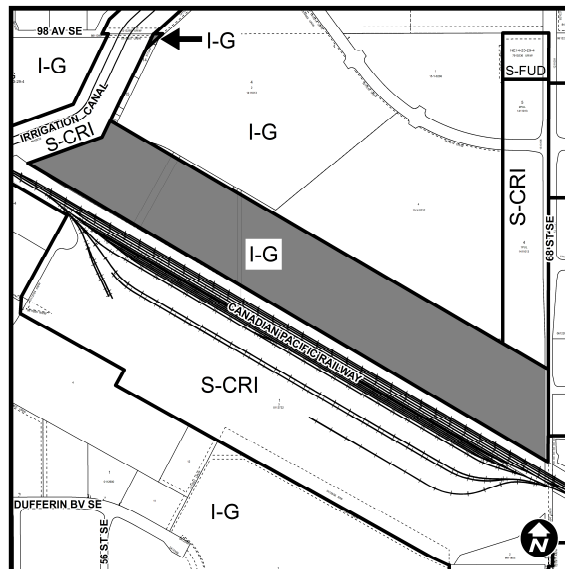
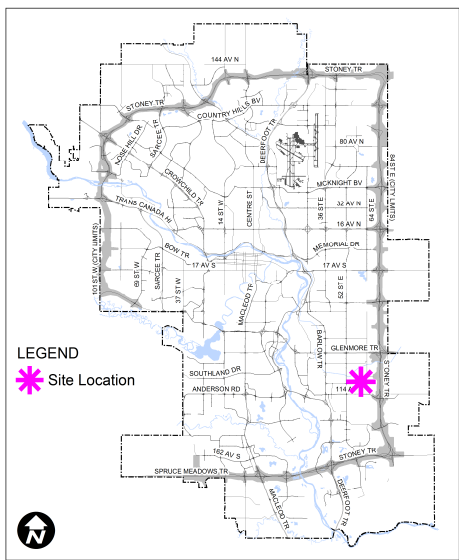
ATTACHMENT

1. Proposed Bylaw 178D2016

LAND USE AMENDMENT
EAST SHEPARD INDUSTRIAL (WARD 12)
SOUTH OF 106 AVE SE AND EAST OF 52 STREET SE
BYLAW 178D2016

MAP 14SE

LOCATION MAPS



LAND USE AMENDMENT
EAST SHEPARD INDUSTRIAL (WARD 12)
SOUTH OF 106 AVE SE AND EAST OF 52 STREET SE
BYLAW 178D2016

MAP 14SE

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 30.42 hectares \pm (75.16 acres \pm) located at 9972R, 10700, 10520, 11020 – 52 Street SE (Plan 1213366, Area G; Plan 5110AP,OT; Portion of Plan 5110AP, Blocks 2, 3, 8, 9 and 13 to 17; Portion of Section 14-23-29-4) from Special Purpose – City and Regional Infrastructure (S-CRI) District **to** Industrial – General (I-G) District.
2. Give first reading only to the proposed Bylaw.
3. **WITHHOLD** second and third reading pending confirmation from Alberta Environment and Parks (AEP) that the removal of the Class IV wetland located in the southeast portion of the subject lands is allowable.

Moved by: S. Keating

Carried: 6 – 1

Opposed: G. Morrow

LAND USE AMENDMENT
EAST SHEPARD INDUSTRIAL (WARD 12)
SOUTH OF 106 AVE SE AND EAST OF 52 STREET SE
BYLAW 178D2016

MAP 14SE

Applicant:

The City of Calgary

Landowner:

The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the East Shepard Industrial area to the west of 68 Street SE, south of the Western Headworks (WH) Irrigation Canal, north of the existing Canadian Pacific (CP) Rail intermodal yard, and east of 52 Street SE. The parcels form one larger contiguous site with an additional standalone triangular shaped parcel to the north that is adjacent to the WH Canal.

The surrounding area is predominately designated as Industrial – General (I-G) District lands. A portion of the adjacent lands to the north contain a distribution facility, while the remaining adjacent lands to the north are undeveloped as I-G lands. Parcels directly east of 68 Street SE are developed with general light industrial uses; although the majority of the lands to the east remain largely undeveloped. The CP intermodal yard directly south of the subject lands is designated as a Special Purpose – City and Regional Infrastructure (S-CRI) District. Lands to the south of the intermodal yard and north of the WH Canal are developed with general light industrial uses. A previous road closure, land use amendment and outline plan was approved in 2011, which designated the subject lands to S-CRI (LOC2011-0017, Bylaw 11C2011 and Bylaw 67D2011). This S-CRI redesignation allowed for the expansion of CP Rail's intermodal facility. However, CP Rail no longer requires these lands for their use.

LAND USE DISTRICTS

The existing land use district is a Special Purpose – City and Regional Infrastructure (S-CRI) District, which is intended to allow for uses operated by Federal, Provincial and Municipal levels of Government. The proposed land use district is the Industrial – General (I-G) District. The I-G District is intended to allow for a variety of light and medium general industrial uses as well as a limited amount of support commercial uses. The I-G District allows for a maximum floor area ratio of 1.0 and a maximum building height of 16 metres. The I-G District contains provisions which limit development on unserviced sites to a maximum of 1600 square metres.

LEGISLATION & POLICY

Municipal Development Plan (Approved by Council 2009)

The Municipal Development Plan identifies this area as a Standard Industrial area (MDP Map 1: Urban Structure). The primary function of Standard Industrial areas is to provide a broad range of industrial related uses and intensities, which are intended to remain industrial in character as these areas redevelop.

**LAND USE AMENDMENT
EAST SHEPARD INDUSTRIAL (WARD 12)
SOUTH OF 106 AVE SE AND EAST OF 52 STREET SE
BYLAW 178D2016**

MAP 14SE

Southeast 68 Street Industrial Area Structure Plan (Approved by Council 2010)

The site is also within the Southeast 68 Street Industrial Area Structure Plan which identifies the area as an Industrial – Medium Area. The purpose of this area is to provide opportunities for medium industrial uses within the context of a fully serviced industrial park. The ARP allows for general light industrial and a limited range of medium industrial uses that are considered appropriate and compatible in the Industrial – Medium Area.

TRANSPORTATION NETWORKS

Future access to the site is to be provided from 68 Street SE. This access is to be in alignment with 108 Avenue SE to form an intersection. Currently, the site cannot be adequately accessed from 68 Street SE, as this area contains a trap low and a dug out point which encumbers this access. The site also contains a Class IV wetland area, as identified by Alberta Environment and Parks (AEP), near the preferred point of access. Transportation Planning has evaluated a range of vehicle access options and is only supportive of the abovementioned future access scenario (access aligned with 108 Avenue SE). Adjacent parcels to the north also limit access, and access across these parcels would require a mutual access agreement, which is not a desired approach by the Applicant or Administration.

As Alberta Environment and Parks (AEP) has not granted approval for removal and compensation of the wetland, which would enable future vehicle access at the preferred 68 Street SE and 108 Avenue SE access point, Administration is recommending that second and third reading of this land use amendment be withheld by Council, pending confirmation from AEP that the wetland can be removed to make way for this preferred access.

UTILITIES & SERVICING

Site servicing for utilities (sanitary, water, storm and shallow utilities) do not exist. Planning work for future site servicing was conducted in support of the previous land use and outline plan (Bylaw 11C2011 and Bylaw 67D2011). All required upgrades will be to the satisfaction of the Manager of Infrastructure Planning and be at the developer's expense.

ENVIRONMENTAL ISSUES

As mentioned in the Transportation Networks section, a Class IV wetland, as specified by Alberta Environment and Parks (AEP), exists on the southeast portion of the site which would constrain safe vehicular access to the site. It is recommended that second and third reading of this land use amendment be contingent upon the demonstration of this approval to allow removal and compensation from AEP.

**LAND USE AMENDMENT
EAST SHEPARD INDUSTRIAL (WARD 12)
SOUTH OF 106 AVE SE AND EAST OF 52 STREET SE
BYLAW 178D2016**

MAP 14SE

In the event that AEP does not grant approval for the removal of the wetland, it is recommended that the wetland area be redesignated to the (Special Purpose – Urban Nature (S-UN) District, and alternate access across the adjacent parcels to the north be explored.

GROWTH MANAGEMENT

This land use 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 the MDP references with growth management.

PUBLIC ENGAGEMENT

Community Association Comments

There is no Community Association for this area.

Citizen Comments

No comments received.

Public Meetings

No public meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT
EAST SHEPARD INDUSTRIAL (WARD 12)
SOUTH OF 106 AVE SE AND EAST OF 52 STREET SE
BYLAW 178D2016**

MAP 14SE

APPENDIX I

APPLICANT'S SUBMISSION

This application is to redesignate 30.42 ha± (75.17 ac±) comprised of the NE 1/4 and SE 1/4 Section 14-23-29-4; portions of Plan 5110AP, Blocks 2, 3, 8, 9, 16 and 17, Plan 121336 Area G and closed roads contained with Plan 5110AP (Closure Bylaw 11C2011) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) District.

In 2011 an Outline Plan (LOC2011-0017) and Land Use were approved for the subject site. The southerly portion of the Outline Plan area was identified as an expansion area for the adjacent CP Rail intermodal yard and designated S-CRI. The 30.38 ha± (75.07 ac±) S-CRI is no longer required for rail yard expansion. As such, the S-CRI designation is proposed to be amended to Industrial – General (I-G) District.

The proposed I-G land use is in keeping with the Southeast 68 Street Industrial Area Structure Plan (ASP). The ASP identifies the subject site as an “Industrial-Medium” area. The I-G District provides for uses compatible with the objectives of the ASP and supports achievement of target employment densities in the area. Adjacent lands within the “Industrial-Medium” area of the ARP are designated I-G.

At the time of Outline Plan approval it was anticipated that final parcel configurations would be determined at the Tentative Plan stage. To date, a parcel north of the application area, public utility lots and 106 Avenue SE have been registered north of the subject area (Plan 1411013, Block 4, Lot 2).

The application also includes a small 0.04 ha± (0.10 ac±) triangular-shaped lot (9972R 52 Street SE), adjacent to the Western Headworks Canal (WHC). The lot, currently designated S-CRI, forms part of a narrow strip paralleling the east side of the canal right of way. Parcels in the strip are remnants of a number of blocks and are designated I-G. Redesignation of the lot (Plan 1213366, Area G) to I-G will provide a single land use for the strip along the east side of the canal.