

LAND USE AMENDMENT  
INGLEWOOD (WARD 9)  
12 STREET SE AND 11 AVENUE SE  
BYLAW 203D2015

MAP 14C

**EXECUTIVE SUMMARY**

This report proposes a city-initiated redesignation of three parcels on 11 and 12 Street SE north of the Canadian Pacific railway line from Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – Edge (I-E) District.

The redesignation is required because the three parcels are being used for industrial purposes, and due to their configuration and location next to the Canadian Pacific railway line were incorrectly transitioned to S-CRI in 2007 instead of an industrial land use designation. The parcels were designated an industrial land use designation under former land use bylaw 2P80, as was the railway line, and should have been transitioned to one of the industrial districts in land use bylaw 1P2007.

**PREVIOUS COUNCIL DIRECTION**

On 2007 March 19, Council gave first reading to Land Use Bylaw 1P2007 and approved Executive Report to Council E2007-04 which contained a recommendation for Council to direct the Administration to initiate corrective land use redesignations resulting from the approval of Bylaw 1P2007. On 2007 July 23, Council gave third reading to Bylaw 1P2007, including the approval of new land use district maps, which will become effective on 2008 June 01.

**ADMINISTRATION RECOMMENDATION(S)**

2015 October 22

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 203D2015; and

1. **ADOPT** the proposed redesignation of 0.25 hectares  $\pm$  (0.62 acres  $\pm$ ) located at 1100 – 11 Street SE and 1103 and 1107 – 12 Street SE (Plan 7410347, Block 1; Plan A3, Block 20; RY11, RLY, 24) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – Edge (I-E) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 203D2015.

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**REASONS FOR RECOMMENDATION:**

The transition of the land use maps from Bylaw 2P80 to Bylaw 1P2007 required the creation of a transition strategy to guide decisions about how parcels were to be designated under the new Land Use Bylaw. The overriding principle of the land use transition strategy was that each of the approximately 300,000 parcels in the City would be transitioned to the closest matching land use district, and to ensure the development potential of each parcel was retained and to avoid, wherever possible, rendering existing approved development “non-conforming”, unless otherwise authorised by Council.

After the approval of Bylaw 1P2007, a number of mapping inaccuracies were discovered that required corrective redesignations. The transition strategy for the previous I-2 district was to designate parcels that bordered residential district to the Industrial Edge (I-E) District in order to mitigate the impact on non-industrial parcels. The three parcels in question are industrial parcels not being used for regional infrastructure and contain uses not operated by government as characterised by the current S-CRI district designation. The parcels are being used for industrial purposes and the proposed I-E district redesignation aligns with the Bylaw 1P2007 transition strategy.

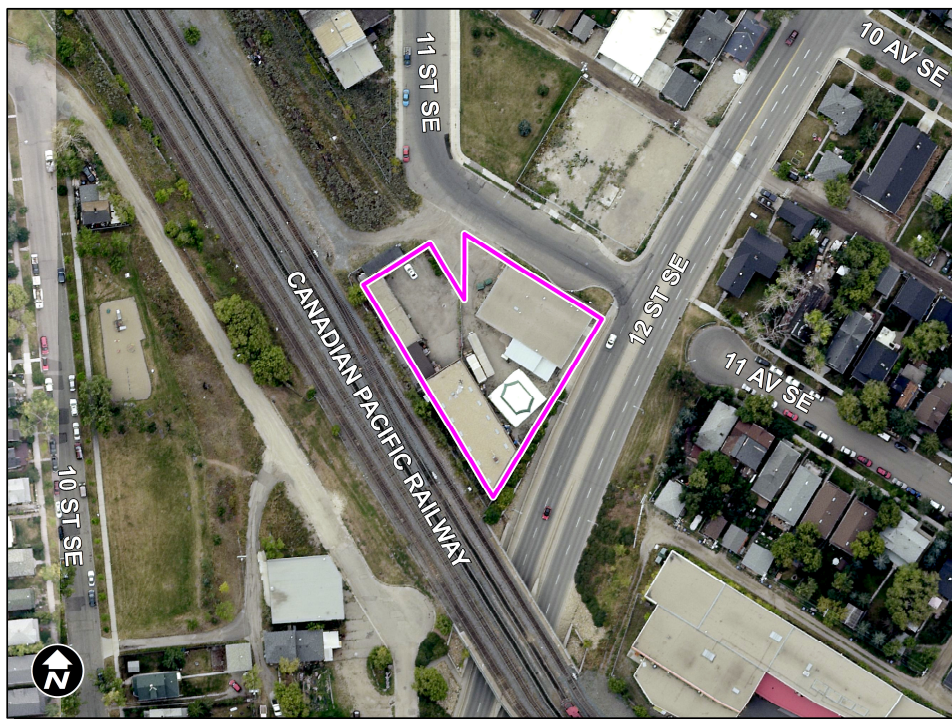
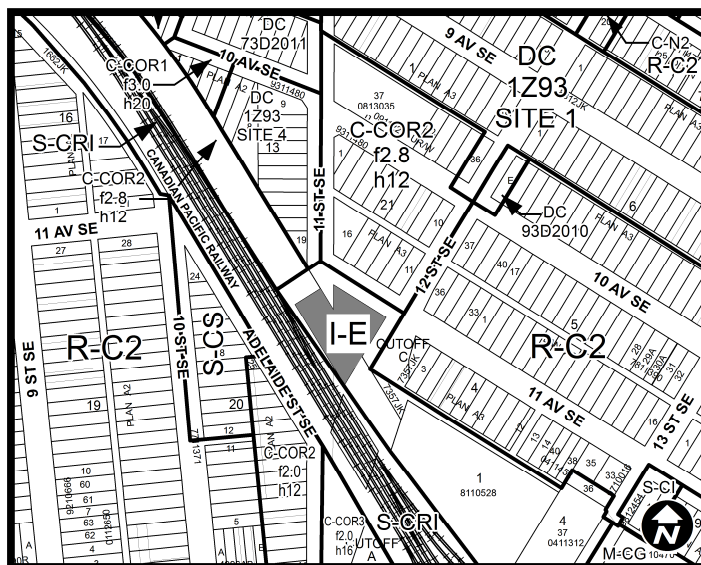
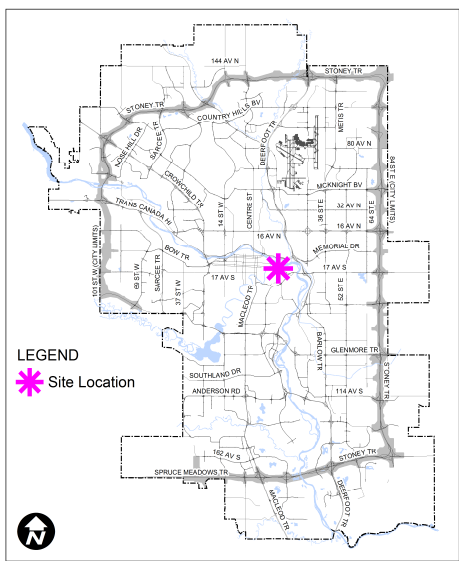
**ATTACHMENT**

1. Proposed Bylaw 203D2015

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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 0.25 hectares  $\pm$  (0.62 acres  $\pm$ ) located at 1100 – 11 Street SE and 1103 and 1107 – 12 Street SE (Plan 7410347, Block 1; Plan A3, Block 20; RY11, RLY, 24) from Special Purpose – City and Regional Infrastructure (S-CRI) District **to** Industrial – Edge (I-E) District.

**Moved by: M. Wade**  
Absent: C. Friesen

**Carried: 7 – 0**

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**Applicant:**

The City of Calgary

**Landowner:**

Great West Italian Importers Ltd  
Alberto Iamartino  
Mr. Wrought Iron (Canada) Ltd

Planning Evaluation Content	Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	6
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Yes	6
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	6
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	7
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	7
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	7
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	7

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**PLANNING EVALUATION**

**SITE CONTEXT**

The parcels are historical industrial land located in Inglewood adjacent to land designated commercial-mixed use commercial (C-COR2 and DC), low density residential (R-C2), railway line (S-CRI) and industrial (I-E).

The sites are developed with two parcels accommodating industrial buildings and one parcel vacant. The parcel at located 1100 - 11 Street SE contains three single storey industrial buildings. The largest is 437 square metres with a small 6 square metre office mezzanine, constructed in 1991 and currently being modified through a tenancy change and building permit to operate as a small brewery (the "General Industrial – Light" use). The other two smaller buildings total 167 square metres and were moved onto the parcel in 1987.

The parcel located at 1103 - 12 Street SE accommodates a 557 square metre building constructed in 1965 currently used for light manufacturing, while 1107 - 12 Street SE is vacant.

**LAND USE DISTRICTS**

The current land use district on all three parcels is Special Purpose – City and Regional Infrastructure (S-CRI) District. This district accommodates public infrastructure and utilities, transportation systems and facilities and uses operated by government. This designation was applied at the time of transition from Land Use Bylaw 2P80 to Land Use Bylaw 1P2007 as the parcels were thought to be part of the Canadian Pacific railway operation. It does not accommodate the existing uses as required by the transition strategy and the existing uses are non-conforming.

The proposed Industrial – Edge (I-E) District accommodates the existing industrial uses and buildings. This district manages parcels on the perimeter of industrial areas near residential uses, with uses and rules in the district intended to mitigate the impact of industrial uses on nearby non-industrial parcels.

**LEGISLATION & POLICY**

The parcels are located in the Inglewood Area Redevelopment Plan (ARP) and are identified on Map 5 and 6 of the ARP as having a current and future generalized land use of industrial. The redesignation is aligned with the policy in the ARP.

The parcels are also locating in the generalized area of the future Calgary Transit "Green Line" alignment and station area, which is conceptually located south of the subject lands on south side of the Canadian Pacific railway line.

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The redesignation has been circulated to the Green Line planning team and they no concerns or objections to the alignment of the land use designation with existing industrial land use.

**TRANSPORTATION NETWORKS**

All three parcels have road access from 11 Street SE to the north. There is no access from 12 Street SE.

The Canadian Pacific railway is located to the south. None of the industrial buildings use the railway for loading or unloading.

**UTILITIES & SERVICING**

The developed parcels are serviced.

**ENVIRONMENTAL ISSUES**

The parcels are developed and an Environment Site Assessment was not undertaken by the City as part of this City-initiated land use redesignation.

**ENVIRONMENTAL SUSTAINABILITY**

No analysis of sustainability has been undertaken as this land use redesignation aligns the land use district with the existing industrial use.

**GROWTH MANAGEMENT**

The proposed redesignation aligns the land use district with the existing use and therefore there are no growth management issues.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

No comments have been received from the Inglewood Community Association.

**Citizen Comments**

No comments have been received from residents.

**Public Meetings**

No meetings have been held.