

Applicant's Submission

2021 August 09

On behalf of the City of Calgary, Real Estate and Development Services (RE&DS) proposes to redesignate 9090 24 ST SE (2/2) and the adjacent undesignated road right-of-way to the north, from Special Purpose – Future Urban Development (S-FUD) to Industrial – General (I-G). A concurrent road closure application has also been submitted to close a portion of the existing road plan 6079BM. Prior to 1984, the subject portion of road right-of-way was developed with a road connecting Sheppard Rd and Barlow Tr. A new road alignment has since been constructed outside of the proposed closure.

The site is located in the community of Sheppard Industrial and consists of a non-contiguous portion of 9090 24 ST SE and a portion of previously developed road right-of-way. The combined site area is approximately 1.4 hectares. The site is isolated on to its own and is bound by a Canadian Railway line and the Western Headworks Canal to the north and east, Sheppard Rd SE to the west, and a dry pond for local roads drainage system to the south. An active rail spur line and offramp from Barlow Tr to Shepard Rd bisect the site.

The site was identified as surplus to municipal needs and available for disposition through the RE&DS's Enhanced Rationalization program. The proposed land use redesignation and associated road closure are being undertaken to prepare a portion of the site for disposition.

PLANNING RATIONALE

The site's current S-FUD district is primarily intended for lands that are awaiting urban development, has limited available uses, and is largely limited to uses that can easily be removed to allow for future urban development. The proposed I-G district is intended to accommodate a wide range of general industrial uses.

When reviewing the existing land use map, sites to the north, east and south are predominantly designated I-G and are similar size. Sites with Industrial – Heavy (I-H) and Direct Control (I-H) designations to the north, south and west are significantly larger and therefore more suited to the typical land requirements of heavy industrial activities.

Our rationale for redesignating from S-FUD to I-G is to allow for a greatest range of industrial uses that are more suitable for the site size and isolated nature of the site, and are compatible with the current and future vision within the Southeast Industrial Area Structure Plan for heavy industrial uses in the area.

CITY-WIDE POLICY

This proposed land use redesignation is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: maintaining the primary use of industrial areas for industrial uses, and allowing for the development and retention of a broad range of industrial uses and a variety of industrial parcel sizes.

LOCAL AREA POLICY

The Southeast Industrial Area Structure Plan identifies the properties as within the “Existing I-3 Heavy Industrial District”. The policies encourage heavy industrial land uses within the area. However, other land uses can be accommodated where appropriate.

STAKEHOLDER OUTREACH

This site is located in the community of Shepard Industrial and therefore has no community association in which to work with. Our stakeholder outreach will consist of contacting nearby landowners and the local Councillor to inform them of the proposed land use redesignation as well as our rationale for the application. We intend to work with nearby landowners and the local Councillor through the submission circulation and should there be any questions regarding our application, we can work with the parties directly to resolve.

CONCLUSION

With our submission documentation and our rationale for the redesignation request, we believe that the proposed land use redesignation represents a subtle change that will enable the disposition and future development of this site. Based on the site size, isolated nature of the site, and adjacent similar land uses, RE&DS believes I-G is a compatible and logical land use.