

**ROAD CLOSURE AND LAND USE AMENDMENT
SOUTH FOOTHILLS (WARD 9)
BARLOW TRAIL SE AND 90 AVENUE SE
BYLAWS 4C2015 AND 91D2015**

MAP 21SE

EXECUTIVE SUMMARY

This land use and road closure application in the city's South Foothills industrial area proposes the closure and redesignation of a 0.04 hectare ± portion of undesignated road right-of-way and redesignation of a 16.5 hectare ± parcel from an Industrial – Heavy (I-H) District designation to an Industrial – General (I-G) District to allow for general light and medium industrial uses and limited support commercial uses.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 April 23

That Calgary Planning Commission recommends **APPROVAL** of the proposed Road Closure and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 4C2015 and 91D2015; and

1. **ADOPT** the proposed closure of 0.04 hectares ± (0.09 acres ±) of road (Plan 1412566) adjacent to 9229 Barlow Trail SE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 4C2015.
3. **ADOPT** the proposed redesignation of 16.50 hectares ± (40.7 acres ±) located at 9229 Barlow Trail SE and the closed road (Plan 0112680, Block 7; Plan 1412566) from Industrial – Heavy (I-H) District and Undesignated Road Right-of-Way **to** Industrial – General (I-G) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 91D2015.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with applicable City policies and adjacent land uses and development.

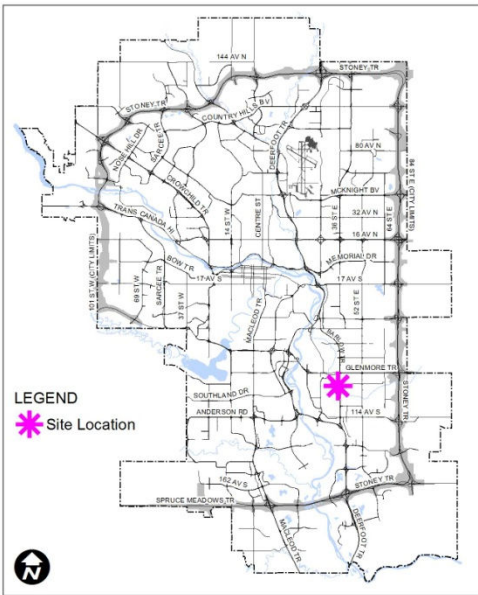
ATTACHMENTS

1. Proposed Bylaw 4C2015
2. Proposed Bylaw 91D2015

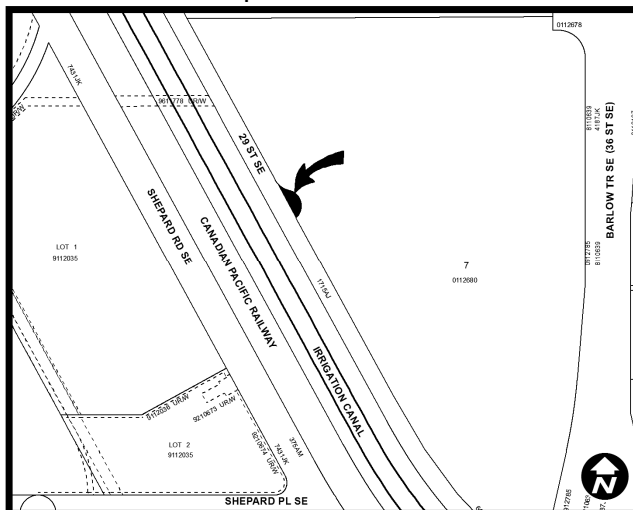
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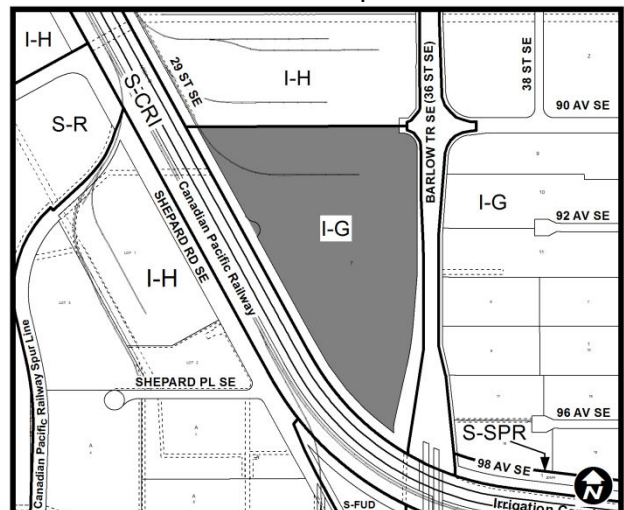
LOCATION MAPS



Road Closure Map



Land Use Amendment Map



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 0.04 hectares \pm (0.09 acres \pm) of road (Plan 1412566) adjacent to 9229 Barlow Trail SE, with conditions (APPENDIX II).

Moved by: S. Keating
Absent: G.-C. Carra

Carried: 8 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 16.50 hectares \pm (40.7 acres \pm) located at 9229 Barlow Trail SE and the closed road (Plan 0112680, Block 7; Plan 1412566) from Industrial – Heavy (I-H) District and Undesignated Road Right-of-Way **to** Industrial – General (I-G) District.

Moved by: S. Keating
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Applicant:

NORR Architect Planners

Landowner:

Resman Holdings Ltd
 The City of Calgary

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	6
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	6
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	6
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	Yes	7
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	7
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	Yes	7
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	7
Public Engagement <i>Were major comments received from the circulation</i>	No	8

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

Located in the South Foothills industrial area in the city's southeast, the site is located to the southwest of the intersection of 90 Avenue SE and Barlow Trail SE. Heavy, medium and light industrial land uses and developments exist in the surrounding area with a preponderance of outdoor storage yards and smaller scale warehouses located in proximity to the site. The subject site contains an existing warehouse and outdoor storage areas which are utilized by a number of industrial tenants. An oilfield tube manufacturing plant on an I-H parcel exists to the north of the site; Barlow Trail SE exists to the east of the site, with I-G parcels and developments located beyond. Twenty ninth Street SE, which is a (unconstructed) road right-of-way, the Western Irrigation District canal and CPR rail right-of-way exist adjacent to the west and southwest of the site with heavy industrial manufacturing uses on I-H lands located beyond.

LAND USE DISTRICTS

The existing I-H district allows for heavy industrial uses that are generally larger in scale and require large parcels. I-H uses and developments are often purpose-built and have external nuisance effects which may impact their own land and/or neighbouring parcels.

The proposed I-G district is intended to allow for a variety of general light and medium industrial uses and limited number of support commercial uses with specific limitations on office and sales activities to preserve a diverse industrial land base. I-G parcels often contain uses and buildings which have little or no relationship to adjacent parcels and are often located in internal locations within industrial areas. For I-G parcels that share a property line with a major street or expressway the application of discretion is suggested to ensure appropriate interface conditions are achieved.

The proposed I-G district allows for a maximum building height of 16 metres and maximum floor area ratio of 1.0 which would allow for 164,700 square metres ± (1.77 million square feet ±) of potential development on the site.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (Statutory - 2009)

The parcel is located within an Industrial-Employee Intensive Area in the MDP (Map 1: Urban Structure). These areas are intended for manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and require access to the Primary Transit Network. Land use policies identify that these areas should achieve a minimum intensity threshold of 100 jobs per gross developable hectare and contain predominantly industrial uses.

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Other uses that support the industrial function of these areas may also be allowed with specific amounts determined via policy planning and land use application processes (Section 3.7.2 p.3-25). The proposed I-G district is believed to appropriate within an Industrial-Employee Intensive Area.

Southeast Industrial Area Structure Plan (ASP) (Statutory - 1996)

The Southeast Industrial ASP identifies the site within an existing I-3 Heavy Industrial District (Map 2: Land Use and Transportation Plan). These heavy industrial areas are intended to allow for manufacturing, fabricating, processing and assembling activities, including large scale operations whose external effects are likely to be felt to some extent by surrounding development.

Because of an abundant supply of raw water and good rail access, the Southeast Industrial Area has advantages for heavy industry. However, as identified in the ASP, development trends indicate an increasingly limited demand for heavy industrial uses within the city. Accordingly, while some lands should be retained for future heavy industrial development, particularly lands to east of the Western Cooperative Fertilizers Limited (WCFL) property where utility services may be readily available, including good access to rail and major roads, land uses other than I-3 Heavy Industrial (i.e. I-2 General Light Industrial) may also be accommodated in this area (Section 4.1.3, p.9).

The proposed I-G district is a comparable 1P2007 district to former land use bylaw 2P80's I-2 General Light Industrial district.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment or parking study was not required. A memo identifying transportation implications associated with future site intensification was provided in support of the proposal to the satisfaction of Transportation Planning. Existing and future vehicular access to the site will be from 90 Avenue SE, to the east of the intersection of 90 Avenue SE and Barlow Trail SE. Calgary Transit bus service exists in the area, with the nearest bus stop located approximately 500 metres to the east of the site along 90 Avenue SE

UTILITIES & SERVICING

Site services for utilities are available.

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ENVIRONMENTAL ISSUES

A soil remediation plan was submitted in support of the proposal and was reviewed to the satisfaction of Urban Development. The site is located within 400 metres of WCFL properties and as such, certain future development restrictions on the site may apply.

GROWTH MANAGEMENT

The proposed road closure and land use amendment does not trigger capital infrastructure investment and therefore, there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

Not required as there is no Community Association in this area.

Citizen Comments

No comments were received by CPC Report submission date.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject property consists of 16.47 hectares (40.69 acres) in the South Foothills Industrial Park. The site is bounded by 90 Avenue SE to the north, Barlow trail to the south and east, and the Western Irrigation District canal to the west.

The land is currently designated Industrial Heavy (I-H) District which is intended to accommodate industrial uses that are larger in scale, "typically have significant external nuisance effects that are likely to impact their land neighbouring parcels", and that have buildings that are purpose-built and not easily adaptable. The site originally accommodating a pipe manufacturing and storage yard; however, within the last two years the property was sold and these operations ceased. A lumber supply company currently occupies the site and several other tenants are storing various goods and materials on site.

The intent is to re-designate the site to Industrial General (I-G) District to facilitate the redevelopment of the site to accommodate new warehouses. The I-H District currently prevents this type of development unless it existed in a building prior to the adoption of Bylaw 1P2007.

The South Foothills Industrial Park is undergoing change and the original heavy industrial uses are relocating to industrial areas situated near the periphery of the city. As this Industrial Park redevelops, a broader range of medium and light industrial uses will be in demand in this area. As such, the owner is preparing the land to accommodate the current and future demand for warehousing in this area.

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APPENDIX II

PROPOSED ROAD CLOSURE CONDITIONS

1. That protection and/or relocation of any utilities be at the applicant's expense and to the satisfaction of the particular utility provider(s).
2. That any utility easements be provided as required, and that a utility Right-of-Way plan and an accompanying easement document be registered.
3. The Developer is responsible for all costs associated with the closure, including but not limited to all necessary physical construction, removal, rehabilitation and/or utility relocation.
4. That the closed road right-of-way be consolidated with the adjacent lands located at 9229 Barlow Trail SE.