

LAND USE AMENDMENT
ALYTH/BONNYBROOK (WARD 9)
42 AVENUE SE AND 15 STREET SE
BYLAW 71D2015

MAP 2C

EXECUTIVE SUMMARY

This application is to redesignate the subject site from Industrial – Heavy (I-H) District to Special Purpose – City and Regional Infrastructure (S-CRI) District to allow for expansion of The City’s Bonnybrook Waste Water Treatment Plant (WWTP).

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 March 12

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 71D2015; and

1. **ADOPT** the proposed redesignation of 5.22 hectares ± (12.90 acres ±) located at 4615 – 15 Street SE (SE 1/4 Section 2-24-1-5) from Industrial – Heavy (I-H) District to Special Purpose – City and Regional Infrastructure (S-CRI) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 71D2015.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with applicable municipal policies and is compatible with existing land use and development in the area.

The site was acquired by The City in 2012 for future expansion of the Bonnybrook WWTP. Foregoing this redesignation will eliminate treatment capacity options for the future. As such, future expansion may then have to rely on more costly solutions or be located to other sites.

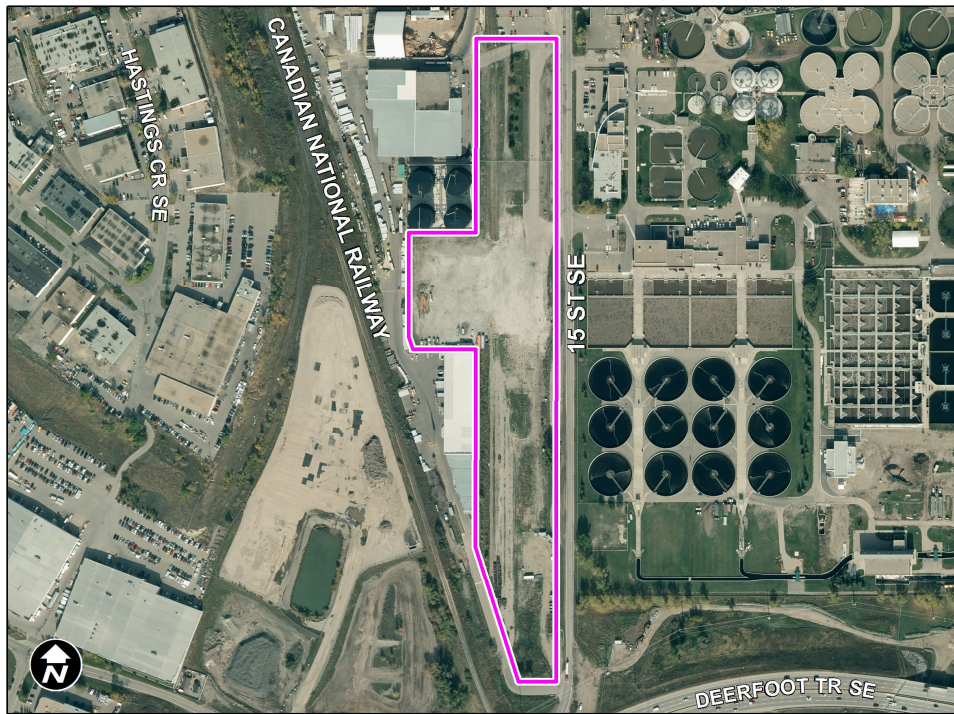
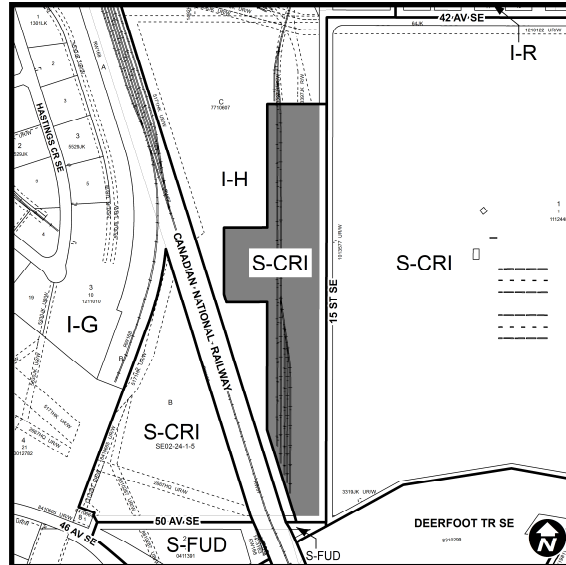
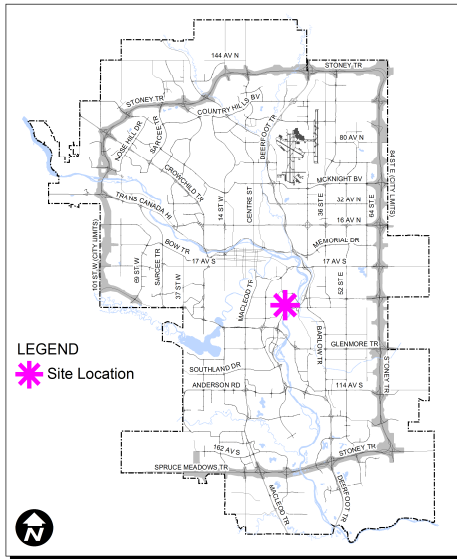
ATTACHMENT

1. Proposed Bylaw 71D2015

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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 5.22 hectares \pm (12.90 acres \pm) located at 4615 – 15 Street SE (SE 1/4 Section 2-24-1-5) from Industrial – Heavy (I-H) District **to** Special Purpose – City and Regional Infrastructure (S-CRI) District.

Moved by: J. Gondek
Absent: S. Keating

Carried: 7 – 0

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Applicant:

GEC Architecture

Landowner:

The City of Calgary

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
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>	No	6
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	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The City has acquired the land west of 15 Street SE adjacent to the Bonnybrook Wastewater Treatment Plant (WWTP), which was formerly occupied by the Cargill grain elevator (referred to as the Cargill site). This site was purchased to allow for the future expansion of the Bonnybrook WWTP.

Significant growth is anticipated for the Bonnybrook WWTP catchment over the next 60 years. To help accommodate this and to aid in the development of an Organic Compost Facility, a new Bio-solids Dewatering Building (defined as a Sewage Treatment Plant use within the City of Calgary Land Use Bylaw 1P2007), is planned to be located on the Cargill site.

Surrounding land use and development includes the existing Bonnybrook WWTP located immediately east across 15 Street SE which is designated as an S-CRI District. I-H District lands surround the parcel to the north and west. A CN railway alignment exists southwest of the site with an S-CRI parcel located to the west of the rail alignment. Deerfoot Trail SE exists to the south past a small parcel designated as Special Purpose – Future Urban Development (S-FUD) District.

LAND USE DISTRICTS

This application proposes to redesignate the site from its existing Industrial Heavy (I-H) District designation to Special Purpose – City and Regional Infrastructure (S-CRI) District.

Under the current I-H district a Sewage Treatment Plant is not listed as an allowable use. In order to facilitate development of a new Bio-solids Dewatering Building, and to consolidate the land use classification of all parcels within the Bonnybrook WWTP campus, it is proposed that the site be redesignated to S-CRI.

The S-CRI District is intended to provide for:

- (a) infrastructure and utility facilities;
- (b) vehicle maintenance, work depots and training centres related to infrastructure development and maintenance;
- (c) facilities and systems for public transportation; and
- (d) uses operated by Federal, Provincial and Municipal levels of government.

Under this designation, a Sewage Treatment Plant is listed as a permitted use.

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LEGISLATION & POLICY

Municipal Development Plan (Approved by Council in 2009)

The site is located within an area identified as Standard Industrial Area (Map 1). Standard Industrial Areas consist of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained.

The S-CRI District which among other things is intended for infrastructure and utility facilities is a compatible land use district in a standard industrial setting.

TRANSPORTATION NETWORKS

The subject site is accessed off of 15 Street SE.

UTILITIES & SERVICING

Site services exist off of 15 Street SE. Any future upgrades will be considered at the development permit stage.

ENVIRONMENTAL ISSUES

None

GROWTH MANAGEMENT

No growth management concerns are associated with this proposal.

PUBLIC ENGAGEMENT

Community Association Comments

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

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings were held in support of this application.

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APPENDIX I

APPLICANT'S SUBMISSION

The City of Calgary has acquired the land west of 15th Street adjacent to the Bonnybrook Wastewater Treatment Plant (WWTP), formerly occupied by the Cargill grain elevator (referred to as the Cargill site). This site was purchased to allow for the future expansion of the Bonnybrook WWTP. This application is to redesignate the site from its current land use of Heavy Industrial (I-H) to Special Purpose – City and Regional Infrastructure (S-CRI).

Significant growth is anticipated for the Bonnybrook WWTP catchment over the next 60 years. To help accommodate this and to aid in the development of an Organic Compost Facility, a new Bio-solids Dewatering Building (defined as a Sewage Treatment Plant use within the City of Calgary Land Use Bylaw 1P2007), is planned to be located on the Cargill site. Currently, this site has a land use of I-H. Under this designation, a Sewage Treatment Plant is not listed as a permitted or discretionary use. In order to help facilitate the new Bio-solids Dewatering Building construction, and to consolidate the classification of all building parcels within the Bonnybrook WWTP campus, we are proposing that the Cargill site be rezoned to S-CRI. Under this designation, a Sewage Treatment Plant is listed as a permitted use. Foregoing this redesignation will eliminate treatment capacity expansion options for the future.