

**LAND USE AMENDMENT
EAST SHEPARD INDUSTRIAL (WARD 12)
114 AVENUE SE AND STONEY TRAIL SE
BYLAW 42D2015**

MAP 12SE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a 0.56 hectares \pm (1.39 acres \pm) parcel from a Special Purpose - Future Urban Development (S-FUD) District to an Industrial - General (I-G) District to allow for light and medium general industrial uses, and limited support commercial uses. As per the Applicant Submission this redesignation is intended to align with the surrounding Industrial land uses.

The parcel is located within the East Shepard Industrial Area in the southeast quadrant of the city; east of the Shepard Waste Management Facility (landfill) site.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 February 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 42D2015; and

1. **ADOPT** the proposed redesignation of 0.56 hectares \pm (1.39 acres \pm) located at 7555 – 114 Avenue SE (Plan 8611343, Block 1) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – General (I-G) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 42D2015.

REASON(S) FOR RECOMMENDATION:

The proposed I-G District allows for a variety of light and medium industrial uses and limited support commercial uses and is compatible with the industrial character of the area.

The proposed I-G District is in keeping with applicable municipal policies for the area including the Municipal Development Plan; the Southeast 68 Street Industrial Area Structure Plan and the Improving Calgary's Entranceways: a Guide for Development Adjacent to Entranceways.

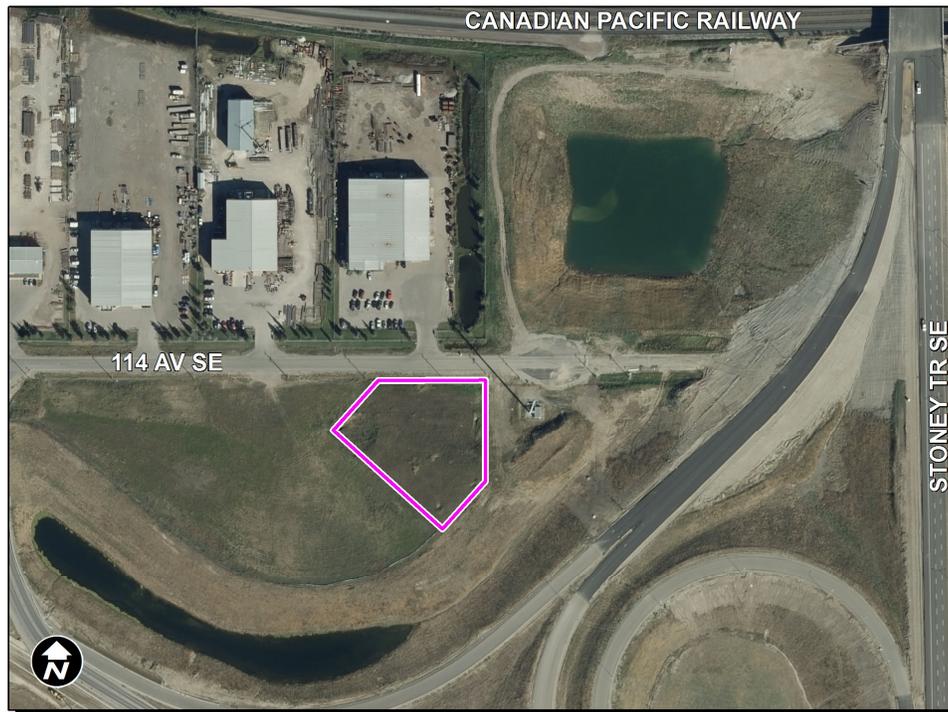
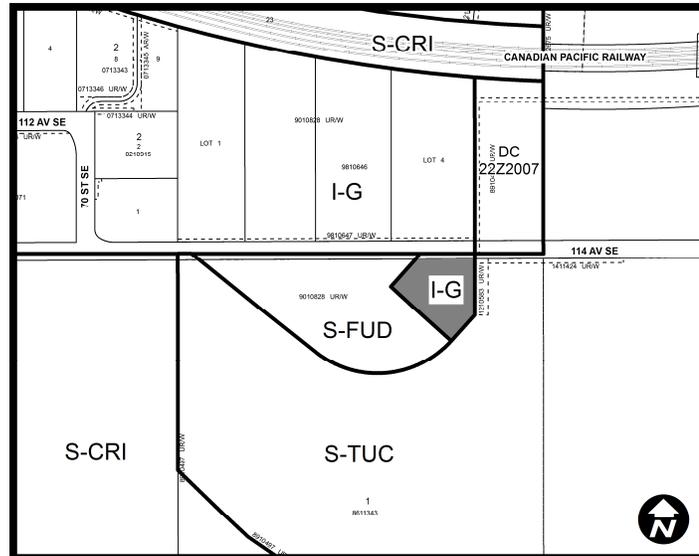
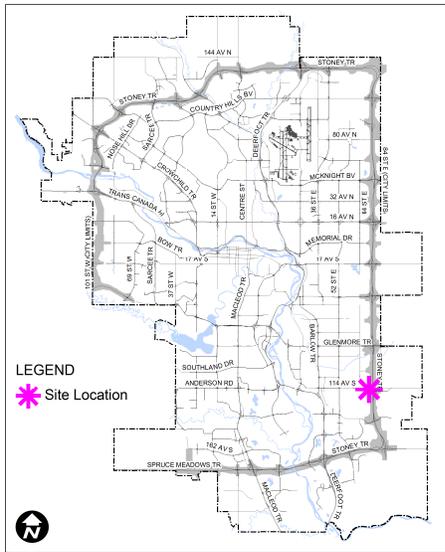
ATTACHMENT

1. Proposed Bylaw 42D2015

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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 0.56 hectares \pm (1.39 acres \pm) located at 7555 – 114 Avenue SE (Plan 8611343, Block 1) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – General (I-G) District.

Moved by: S. Keating

Carried: 8 – 1

Opposed: M. Logan

Reason for Opposition from Mr. Logan:

- The lack of site servicing, and intended use, as indicated by the applicant's submission, is more consistent with an I-O land use. While I-G fits with uses to the north, concurrent servicing would be appropriate to avoid unserved industrial intensification which The City typically ends up trying to resolve.

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Applicant:

Clark Family Holdings Ltd

Landowner:

Clark Family Holdings Ltd

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	n/a
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>	N/A	8
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	8
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	8
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

The subject parcel is located northwest of the Stoney Trail / 114 Avenue SE interchange, adjacent to the 114 Avenue SE near the off-ramp of Stoney Trail SE, westbound direction. It is within the South Shepard Industrial Area.

The surrounding area is characterized by industrial uses and developments as shown in the following table:

Location	Parcel(s) Description	Land Use designation
North (across from 114 Ave)	Light industrial uses and developments	Industrial-General District Direct Control District DC22Z2007 (I-4 Limited Service Industrial District under Bylaw 2P80 - subject to a 50 meters landscaped buffer from TUC)
South	Transportation Utility Corridor (TUC) setback City of Calgary owned parcel	S-TUC District S-FUD District
East	Transportation Utility Corridor (TUC) setback (Stoney Trail / 114 Ave SE interchange)	S-TUC District
West	City of Calgary owned parcel/stormwater facility	S-FUD District

Access to the site is limited due to the presence of the Stoney Trail / 114 Avenue SE interchange. For further details refer to Transportation Networks section.

The site is located within the 300 metres regulated Landfill setback area of the Shepard Waste Management Facility, owned by the City. Under the Municipal Government Act (MGA) schools, hospitals, food establishments, and Residences are not permitted.

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LAND USE DISTRICT

The proposed Industrial General (I-G) District is intended for industrial areas and accommodates a variety of light and medium general industrial uses and support commercial uses.

It allows for a 1.0 Floor Area Ratio (FAR) and a height of sixteen (16) metres. The proposed I-G District calls for appropriate screening of outdoor activities and uses from view of an expressway.

LEGISLATION & POLICY

Municipal Development Plan (statutory – 2009)

The parcel is located in an area identified as a Standard Industrial Area in the Municipal Development Plan (MDP). These 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 redevelopment occurs, the industrial character should be maintained.

Southeast 68 Street Industrial Area Structure Plan (Statutory – 2010)

The parcel is located in an area identified as Light Industrial in the Southeast 68 Street Industrial Area Structure Plan. The purpose of the area is to allow a wide variety of general industrial uses including general industrial and business uses, office, local commercial, and service commercial, recreational, public and institutional uses.

In addition, the parcel is located within an interface area with Stoney Trail SE. Any development within an interface area should present a visually attractive image to the public by coordinating the elements of site design and building architecture in a suitable and appropriate manner, and should provide for a compatible and appropriate interface treatment.

Municipal Government Act – Subdivision and Development Regulations (MGA - SDR)

The parcel is located within the regulated 300 meters from the Shepard Waste Management Facility (landfill) and as such certain uses are restricted according to the Municipal Government Act – Subdivision and Development Regulations (MGA – SDR); as mentioned before the restricted uses are schools, hospitals, food establishments, and Residences

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Improving Calgary's Entranceways: A Guide to Development Adjacent to Entranceways
(2011)

The parcel is located next to an Entranceway Route: Stoney Trail; and as such any future development is subject to the Guide.

The Industrial General (I-G) District is identified as a land use district compatible with the Guide, subject to appropriate orientation of the uses and setbacks as well as proper methods of screening.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was not required. A TIA and/or Mobility Assessment and Plan and/or Parking Study may be required at future development permit stage.

The site is accessed by a residual portion of 114 Avenue SE which ends immediately east of the subject parcel. The residual portion of 114 Avenue SE (East of 68 Street SE) was created as a result of the Stoney Trail/114 Avenue interchange. Parcels located along 114 Avenue, east of 68 Street, can only be accessed through 68 Street SE, 112 Avenue SE and 70 Street SE and it has become a cul-de-sac like area that ends immediately east of the subject site.

However, within the City owned site (west of the subject parcel); there is an emergency access that links the Stoney Trail SE off-ramp with 114 Avenue SE (east of 68 Street SE). The ramp is located approximately 220 metres west of the subject parcel.

UTILITIES & SERVICING

The parcel is not serviced; however, site services are available in the area.

ENVIRONMENTAL ISSUES

An Environmental Impact Assessment was not required.

GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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PUBLIC ENGAGEMENT

Community Association Comments

Not required as there is no area Community Association.

Citizen Comments

No citizen comments were received by CPC report submission date.

Public Meetings

There were no public meetings held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We wish to apply for IG so we can have the same designations as the other properties in the area.

We also have long term plans for this property as a secure vehicle storage yard for rent. This plan is for the future and the development permits are not yet submitted.

Please help us with our request.