

**LAND USE AMENDMENT
RESIDUAL SUB-AREA 12A (WARD 12)
84 STREET SE, NORTH OF THE CPR TRACKS
BYLAW 16D2015**

MAP 13SE

EXECUTIVE SUMMARY

The land use amendment application proposes the redesignation of 10919 and 11021 – 84 Street SE, totaling 3.63 hectares \pm (8.96 acres \pm), from Industrial – Outdoor (I-O) District and Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District. The proposed redesignation is intended to accommodate a new ancillary office building and maintenance facility for the current owner, Professional Excavators.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2014 December 04

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 16D2015; and

1. **ADOPT** the proposed redesignation of 3.63 hectares \pm (8.96 acres \pm) located at 10919 and 11021 – 84 Street SE (SE 1/4 Section 13-23-29-4; Plan 1848K, Block X) from Industrial – Outdoor (I-O) District and 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 16D2015.

REASON(S) FOR RECOMMENDATION:

The applicant has proposed to redesignate the site to the Industrial-General (I-G) District. The district has provisions that specifically allow certain Limited Service uses. The Shepard Industrial Area Structure Plan (The Plan) supports Limited Service industrial sites as well. Administration's review concludes that the application complies with pertinent policies in Section 8.1.2(2)(e) of The Plan. Further, Administration has made the applicant aware that for any further applications to be approved, they are required to enter into a Deferred Services Agreement with the Approving Authority.

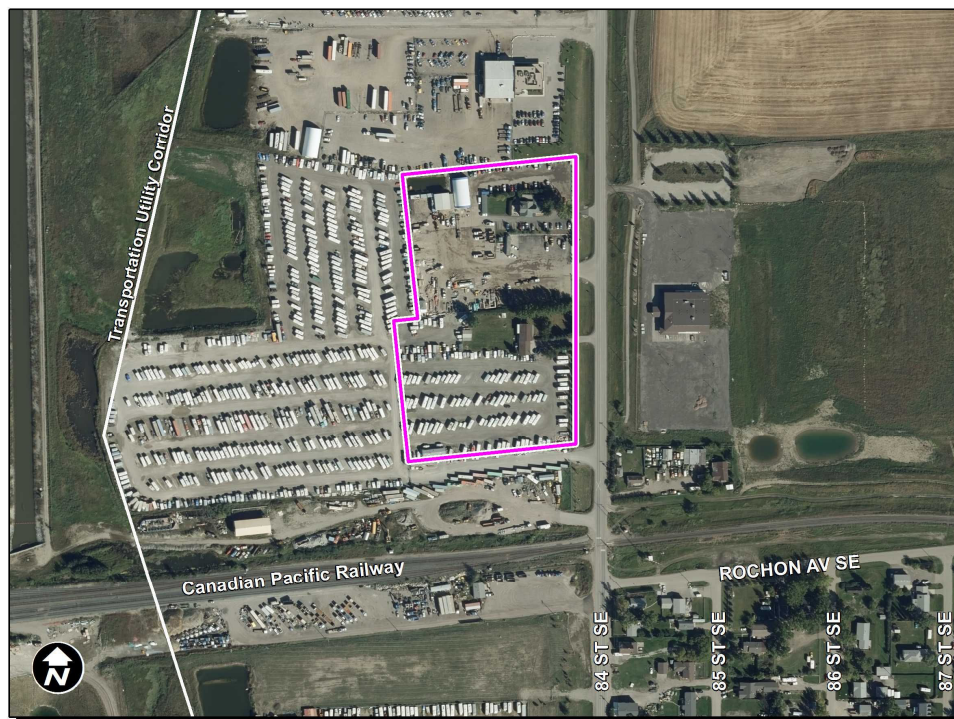
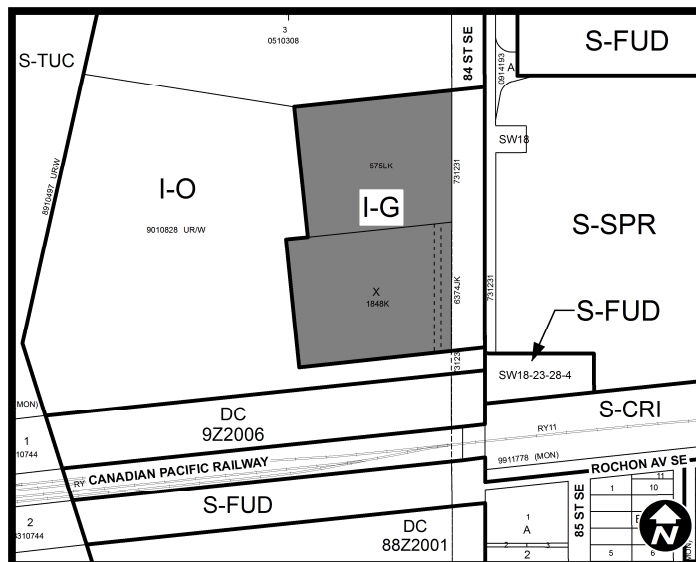
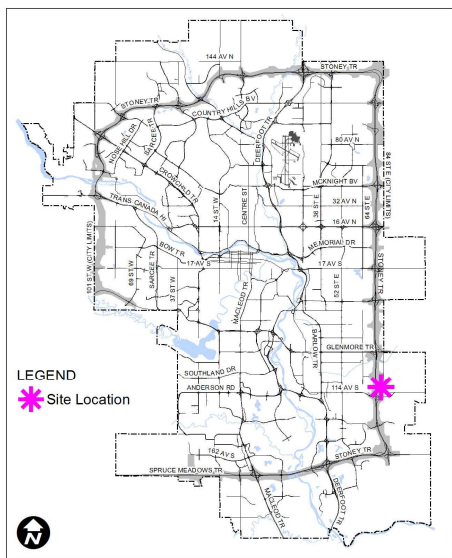
ATTACHMENT

1. Proposed Bylaw 16D2015

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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 3.63 hectares \pm (8.96 acres \pm) located at 10919 and 11021 – 84 Street SE (SE 1/4 Section 13-23-29-4; Plan 1848K, Block X) from Industrial – Outdoor (I-O) District and Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – General (I-G) District.

Moved by: S. Keating

Absent: M. Wade and C. Friesen

Carried: 5 – 1

Opposed: R. Wright

Reasons for Opposition from Mr. Wright:

- The intensification of land uses, from S-FUD to I-G, is premature in terms of servicing and ESA issues.

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Applicant:

Brown & Associates Planning Group

Landowner:

Professional Excavators Ltd

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	-
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns.</i>	No	6
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	Yes	5
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern</i>	Yes	5
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Does this site have the appropriate growth management direction.</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 site is located along 84 Street SE in the residual land between the Transportation Utility Corridor and the former hamlet of Shepard. It is composed of a parcel currently designated as Special Purpose-Future Urban Development (S-FUD) and a portion of another parcel designated Industrial-Office (I-O). The total size of the proposed site is 3.63 hectares \pm (8.96 acres \pm).

LAND USE DISTRICT

The applicant has proposed to redesignate the site to the Industrial-General (I-G) District. The district has provisions that specifically allow certain Limited Service uses.

LEGISLATION & POLICY

The Municipal Development Plan identifies the subject site as Industrial Greenfield. The Shepard Industrial Area Structure Plan (The Plan) identifies the site as part of the Industrial / Business Area. The Plan supports Limited Service industrial uses under certain circumstances and with specific conditions regarding future servicing. Administration's review concludes that the application complies with pertinent policies in Section 8.1.2(2)(e). Further, Administration has made the applicant aware that for any further applications to be approved, they are required to enter into a Deferred Services Agreement with the Approving Authority that will ensure the land owner will connect to local services when they are provided in the future.

TRANSPORTATION NETWORKS

The parcels will be accessed via 84 Street SE, which is classified as a future divided arterial street. Construction of 84 Street SE to its ultimate cross section will occur in co-ordination with significant redevelopment in the area. Consequently, the property owner will be required to enter into a deferred services agreement at the development permit application stage for the upgrades. A Transportation Impact Assessment (TIA) may also be required with the submission of a development permit application, at the discretion of the Director, Transportation Planning.

UTILITIES & SERVICING

There is currently no water, sanitary or storm servicing in this area to support development, and plans are not in place to provide servicing at this time. As such, the land owner shall enter into a Deferred Services Agreement with the City of Calgary for future public infrastructure at such time as servicing is made available. Furthermore, prior to acceptance of any construction drawings in the plan area, a Stormwater Management Report is required.

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ENVIRONMENTAL ISSUES

A Phase 1 Environmental Site Assessment (ESA) was submitted with the application. It concluded that further work was required (in the form of a Phase 2 ESA) to investigate items of concern including the area around a pit previously used for burning waste, and the land adjacent to the former CPR grounds. The Phase 1 ESA includes recommendations to decommission an existing septic tank and remediate surrounding soil, decommission a water well and survey the existing private residence for evidence of hazardous materials if and when any redevelopment of the site occurs.

GROWTH MANAGEMENT

There are no growth management issues directly related to this land use application. There is currently no servicing in the area (as described above) however, the land use proposed can accommodate a range of Limited Service uses through the development of appropriate interim/on-site servicing.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

None.

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APPENDIX I

APPLICANT'S SUBMISSION

This land use amendment applies to two parcels owned and operated by Professional Excavators. The owners wish to provide new offices and maintenance facilities for their heavy equipment contracting business.

The current operation includes the business administration offices and outdoor storage and maintenance of construction equipment. Following redesignation, the owners will apply for a development permit for a new office building and shop. The design of the new buildings is subject to development permit approval and includes fire protection water storage as there is no municipal water service available. Waste water would be retained on site and pumped out as needed as there are no sanitary sewers available.

The proposed I-G Industrial General District is appropriate and contributes to the transitioning of the lands on the west side of 84 Street to more urban intensity uses over the long term. The I-G District is designed to accommodate a limited range of developments and smaller buildings on sites where municipal services are not available.