

LAND USE AMENDMENT
EAST SHEPARD INDUSTRIAL (WARD 12)
NORTH OF 114 AVENUE SE & 52 STREET SE
BYLAW 81D2014

MAP 15SE

EXECUTIVE SUMMARY

This land use amendment application proposes a redesignation from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District. The redesignation is intended to bring the land use district of the subject parcel in line with the recommendations of the Southeast Industrial Area Structure Plan for light industrial uses.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION	2014 June 19
That Calgary Planning Commission recommend APPROVAL of the proposed Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 81D2014; and	
<ol style="list-style-type: none">1. ADOPT the proposed redesignation of 4.59 hectares ± (11.3 acres ±) located at 11211 – 52 Street SE (SE 1/4 Section 15-23-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District, in accordance with Administration's recommendation; and2. Give three readings to the proposed Bylaw 81D2014.	

REASON(S) FOR RECOMMENDATION:

The proposed land use amendment is in keeping with the goals of the Municipal Development Plan for the Standard Industrial area allowing for a broad variety and intensity of industrial uses. It specifically aligns with the recommendations of the Southeast Industrial Area Structure Plan for future light / general industrial uses and the proposal is compatible with existing surrounding developments.

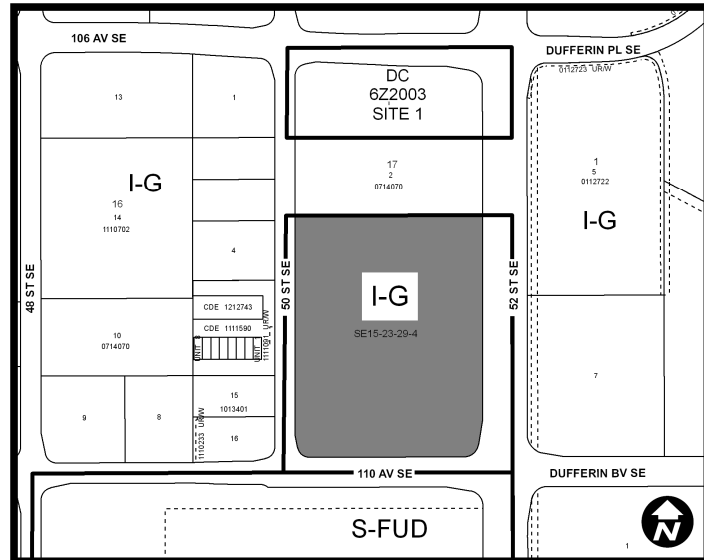
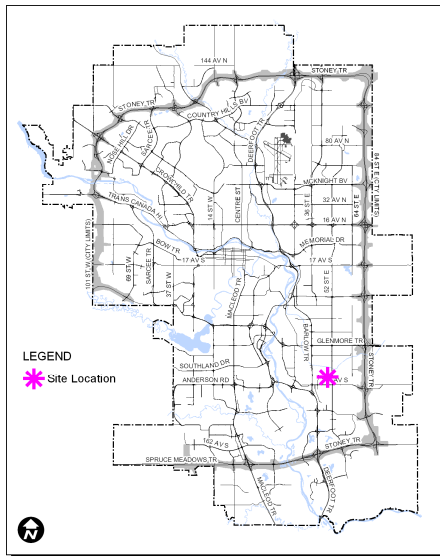
ATTACHMENT

1. Proposed Bylaw 81D2014

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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 4.59 hectares \pm (11.3 acres \pm) located at 11211 – 52 Street SE (SE 1/4 Section 15-23-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

Moved by: R. Wright
Absent: P. Battistella

Carried: 7 – 0

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Applicant:

The City of Calgary

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 recommendation create capital budget impacts or concerns?</i>	No	5
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 and storm) concern?</i>	No	6
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>	Yes	6
Public Engagement <i>Were major comments received from the circulation?</i>	No	6

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the southeast quadrant of the City in East Shepard Industrial, directly west of 52 Street SE and south of 106 Avenue SE. The subject site is situated in a predominantly industrial area, but with some remaining Special Purpose – Future Urban Development (S-FUD) parcels to the south.

LAND USE DISTRICTS

The proposed land use district is Industrial – General (I-G) and in context to the surrounding area containing predominantly Industrial – General designated land parcels. Directly north of the subject site is an Industrial – Commercial (I-C) designated site, while to the south, several parcels remain designated Special Purpose – Future Urban Development (S-FUD).

The purpose of the proposed Industrial – General (I-G) District is to allow for a wide variety of light and medium general industrial uses and a limited number of support commercial uses.

The I-G District is in keeping with the recommendations of the Southeast Industrial ASP

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The subject site is located within the Standard Industrial Area typology in the Municipal Development Plan (MDP). These areas typically consist of existing and planned industrial areas that contain a mix of industrial uses at varying intensities.

Southeast Industrial Area Structure Plan (ASP)

The subject site is located within the area covered by the Southeast Industrial Area Structure Plan. The ASP identifies the site as part of the proposed general light industrial area with the intended uses of the former I-2 General Light Industrial District of Bylaw 2P80.

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TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was not required for this land use amendment application. A TIA may be required at the development permit stage to determine if any transportation infrastructure upgrades are warranted.

UTILITIES & SERVICING

All services are available to the subject site. A sanitary servicing study may be required at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) Report - Phase I and II was submitted for the subject site and accepted by Administration. The ESA Report indicated that there are no environmental concerns on the subject site.

A Storm Water Management Report will be required at the development permit stage of the development.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time.

PUBLIC ENGAGEMENT

Community Association Comments

There is no Community Association in East Shepard Industrial.

Citizen Comments

No comments were received.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The Office of Land Servicing & Housing (OLSH) of the City of Calgary is submitting this land use redesignation for an industrial land use in the Eastlake industrial subdivision. The subject parcel is bounded by 50 Street SE to the west, 52 Street SE to the east, 110 Avenue SE to the south, and a vacant undeveloped industrial lot to the north. The current land use designation for the subject parcel is S-FUD. The proposed I-G designation complies with the policies of the Southeast Industrial Area Structure Plan and will provide for a general light industrial subdivision.

At the time of the outline plan and land use application for the adjacent lands (LOC2002-0029, Bylaw 6Z2003), the subject parcel was excluded from the land use approval. The subject parcel was used to stockpile topsoil material for screening. The loam screening operation has now been completed and the subject parcel is now available for development.

A tentative plan for the subject parcel will be submitted. It is the intent of OLSH to develop the subject parcel with three proposed lots ranging in size from 3.2 to 4.4 acres. The proposed lot sizes are largely dictated by the current block size and the desire to limit access to 50 Street SE. Municipal services exist in 50 Street SE and are available to service the subject parcel without the need to undertake additional construction.

The municipal reserve dedication has already been addressed by a cash in lieu payment for the entire Eastlake Industrial Subdivision (Subdivision SB2003-0184/15SE)