

**LAND USE AMENDMENT
EAST SHEPARD INDUSTRIAL - WARD 12
WEST OF 52 STREET SE AND SOUTH OF 106 AVENUE SE
BYLAW 24D2014**

MAP 15SE

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate an Industrial – General (I-G) District parcel to Industrial – Commercial (I-C) District. The application is intended to provide commercial support services along 52 Street SE that will serve the surrounding predominantly industrial area.

PREVIOUS COUNCIL DIRECTION

Not applicable

ADMINISTRATION RECOMMENDATION

2014 January 30

That Calgary Planning Commission **APPROVE** the proposed Land Use Amendment.

RECOMMENDATION (S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 24D2014; and

1. **ADOPT** the proposed redesignation of 1.49 hectares \pm (3.68 acres \pm) located at 10822 – 50 Street SE (Plan 0714070, Block 17, Lot 2) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 24D2014.

REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation is in keeping with the goals of the Municipal Development Plan to provide small scale services to industrial areas along major corridors. The proposal also allows for an appropriate set of uses and use rules in context with the existing site and adjacent sites. The intention for this site is to provide small scale services to the larger industrial area, the full extent of which are not allowable under the Industrial – General (I-G) District or Industrial – Business (I-B) District.

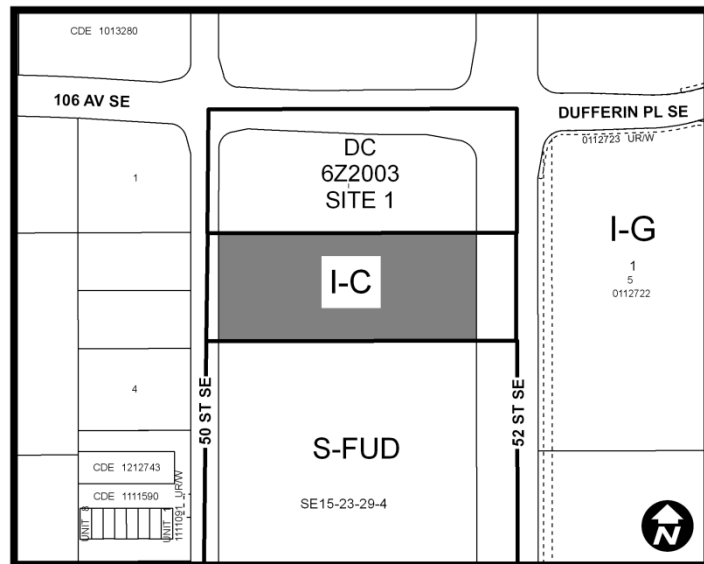
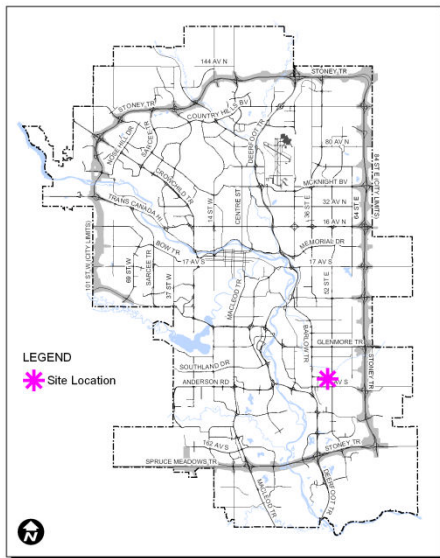
ATTACHMENT

1. Proposed Bylaw 24D2014
2. **Public Submission**

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

2014 January 30

The Calgary Planning Commission **TABLED** the item to return to CPC on 2014 February 13.

Moved by: G-C. Carra

Carried: 9 – 0

2014 February 13

1. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.49 hectares \pm (3.68 acres \pm) located at 10822 – 50 Street SE (Plan 0714070, Block 17, Lot 2) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Moved by: S. Keating

Carried: 5 – 1

Absent: G-C. Carra

Opposed: R. Wright

Reasons for opposition from Mr. Wright:

- The MDP discourages stand alone offices in industrial areas – the I-C District allows offices as a permitted use and therefore such uses cannot be denied, how do you discourage this?
- The present I-G District allows for a wide range of support uses including auto related, restaurants, convenience and specialty grocery, offices, outdoor café (but does not allow financial institutions or retail and consumer service that I-C District allows for).
- The MDP calls for rules to determine how much support uses should be allowed for as part of the planning process – that has not occurred which will result in incremental erosion of the industrial district. Secondly, I am wondering if this is the best location to create a commercial node.

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Applicant:

Abugov Kaspar

Landowner:

1127936 Alberta Inc (Frank Kaspar)

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

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the southeast quadrant of the City, directly west of 52 Street SE and south of 106 Avenue SE in an industrial area of the city known as East Shepard Industrial.

The subject site is situated in a predominantly Industrial – General (I-G) area with Special Purpose – Future Urban Development (S-FUD) to the south of the parcel. The site is situated 650 metres from the Shepard Land Fill.

LAND USE DISTRICTS

The proposed land use is the Industrial – Commercial (I-C) District. The purpose of the Industrial – Commercial (I-C) District is to allow for a wide range of low impact industrial uses but also provide for a number of small scale commercial uses. It is intended that parcels designated Industrial – Commercial (I-C) District be located on the edge of industrial areas and along major roadways.

The Industrial – Commercial (I-C) District is preferred for this site to Industrial – General (I-G) District because it provides for commercial to be centrally located within the larger Industrial – General (I-G) District area and provide consumable services on the site, thereby reducing travel times for local employees of the Industrial – General (I-G) District. The proposed land use redesignation is in keeping with the goals of the Municipal Development Plan to provide small scale services to industrial areas along major corridors. The proposal also allows for an appropriate set of uses and use rules in context with the existing site and adjacent sites.

LEGISLATION & POLICY

The subject site is located within the boundary area of the Southeast Industrial Area Structure Plan. This plan identifies the site as a proposed general light industrial area. The general light industrial area within this policy document identifies the area to closely relate to the former I-2 General Light Industrial District of Bylaw 2P80. This district has been replaced in the current land use bylaw and closely resembles the Industrial – Commercial (I-C) District.

Section 13(3) of the Subdivision and Development Regulations dictates:

Subject to subsection (5), a development authority shall not issue a development permit for a school, hospital, food establishment or residence, nor may a school, hospital, food establishment or residence be constructed if the building site

- (a) is within 450 metres of the working area of an operating landfill,
- (b) is within 300 metres of the disposal area of an operating or non-operating landfill

The subject site is located approximately 650 metres from the Shepard Land Fill.

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The subject site is also located within the Standard Industrial Area typology in the Municipal Development Plan (MDP). These areas typically consist of planned and existing industrial areas that contain a mix of industrial uses at varying intensities. This typology also prescribes that uses that support the industrial function of the area and cater to day-to-day needs of area businesses and their employees may be supported.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was submitted as part of a development permit for the site. A Trip Generation Comparison was submitted as part of this land use redesignation application. Corporate Planning Applications Group (CPAG) is in agreement with the findings of the comparison submitted in support of this land use amendment application.

UTILITIES & SERVICING

Services are available to the site, although a sanitary servicing study may be required at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required as part of this land use redesignation application.

ENVIRONMENTAL SUSTAINABILITY

Not applicable

GROWTH MANAGEMENT

This proposal is in alignment with MDP references associated with growth management and Administration's current work on a Corporate Framework for Growth and Change.

PUBLIC ENGAGEMENT

Community Association Comments

Not required as there is no Community Association.

Citizen Comments

No comments received.

Public Meetings

No public meetings held.

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APPENDIX I

APPLICANT'S SUBMISSION

The site is part of the Eastlake Industrial Centre developed by The City of Calgary. The entire development is 520 acres in size. The only service retail for the entire subdivision is the Husky station adjacent to the site in question. This site incorporates gasoline sales, a convenience store and a car wash. A card lock is provided for larger tractor-trailer trucks as well.

With no other support services for the industrial / business users, employees must drive quite a distance for food, coffee, banking, business services etc.

We are looking to provide these types of uses on this site primarily in support of the local businesses.

The location of the site, adjacent to the Husky development, makes it an ideal location for commercial development to create a retail / service node for the Eastlake Industrial Centre.

At present, the Husky site to the north is zoned DC6Z2003 with I-2 guidelines except for the allowance of a restaurant / drinking establishment or a restaurant-food service having a maximum net floor area of 465 square meters. Husky has not built a restaurant as part of their facility.

To the west across 50 St SE are light industrial uses on small 0.35ha sites. The lands to the south are owned by the City of Calgary and zoned S-FUD, which will likely be designated I-G sites in the future. We do not believe the zoning proposed will have any negative impact on these sites.

The proposed land-use redesignation (I-G to I-C) was discussed at a pre-application meeting (PE2011-00953) and no major concerns were identified. A Transportation Impact Assessment (TIA) has been submitted as part of the DP application on the site (DP2012-4426) which has been approved.

We are applying for the redesignation of the site from I-G to I-C to allow for a broader range for retail uses which are not included under I-G district. (e.g. financial institution). A change from I-G to I-C would not affect anything reviewed under the approved DP application, but we would like to redesignate the site now to allow for a more diverse range of retail / service tenants in the future. Any Change of Use from the approved DP will be applied for under separate Change of Use applications as necessary.

We feel the I-C district is appropriate for the uses intended to create a true commercial centre within the Eastlake Industrial Area.