

LAND USE AMENDMENT
RESIDUAL SUB-AREA 9K – WARD 9
SOUTH OF 58 AVENUE SE & WEST OF 84 STREET SE (CITY LIMIT)
BYLAW 32D2014

MAP 36SE

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District. The subject site is located within the unserviced area of Shepard Industrial.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2014 March 13

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 32D2014; and

1. **ADOPT** the proposed redesignation of 2.23 hectares \pm (5.51 acres \pm) located at 5919 – 84 Street SE (Plan 7436AF, Block 25) 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.

REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation is in keeping with the goals of the Municipal Development Plan, Shepard Industrial Area Structure Plan and allows for an appropriate set of uses and use rules in context with the existing site and adjacent sites. The intention for this redesignation is to allow for a larger package of uses on the site within the existing structures on the site. The subject site is currently unserviced. The Industrial – General (I-G) District is designed to allow for a package of uses with limitations within unserviced areas.

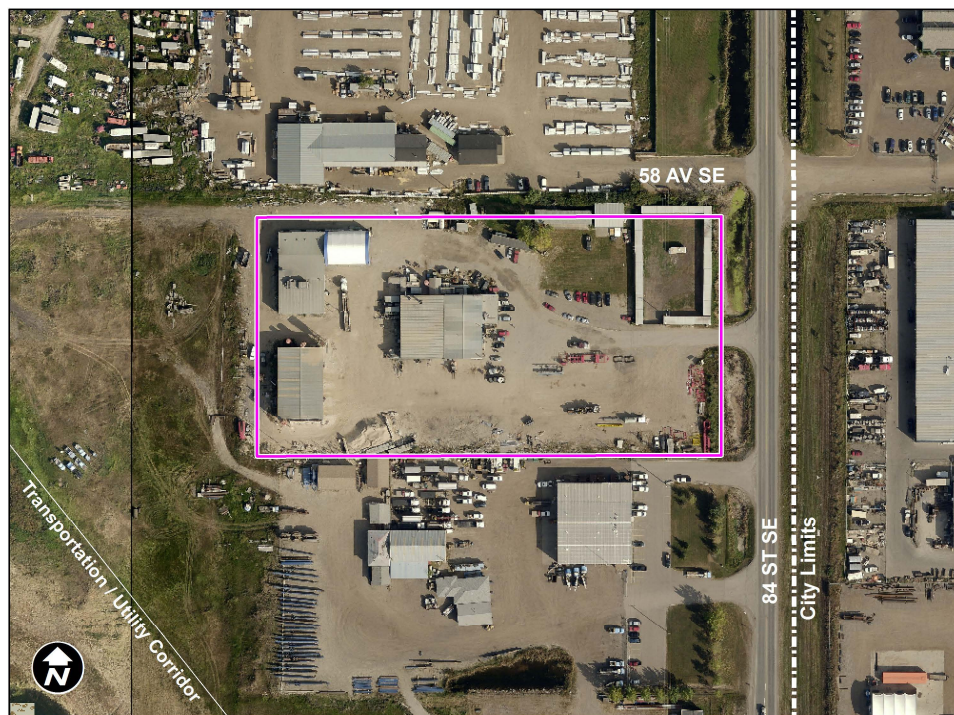
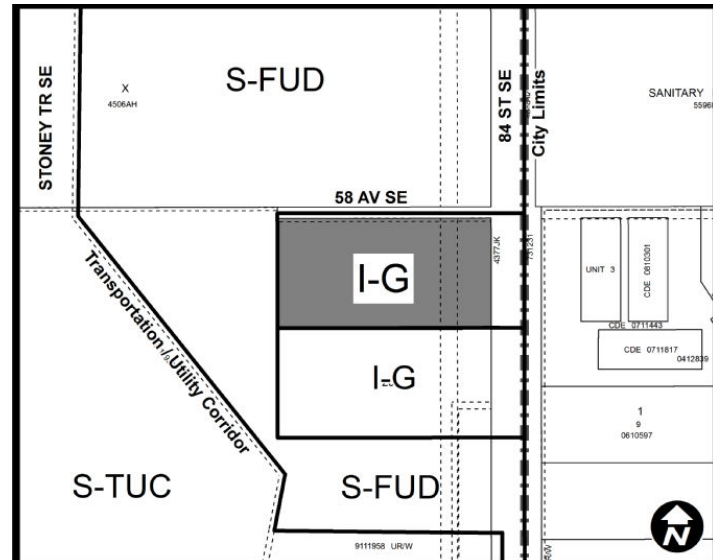
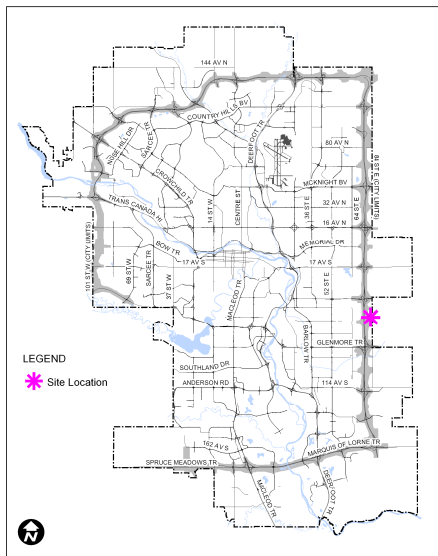
ATTACHMENT

1. Proposed Bylaw 32D2014

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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 2.23 hectares \pm (5.51 acres \pm) located at 5919 – 84 Street SE (Plan 7436AF, Block 25) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – General (I-G) District.

Moved by: J. Gondek
Absent: G-C. Carra

Carried: 8 – 0

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Applicant:

David Jacobs Consulting

Landowner:

Twilyte Holdings Ltd

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	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	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	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 site is located in the south east area known as Shepard Industrial. The area is largely made up of developing industrial lands which are both serviced and unserved.

Currently there exists three industrial buildings totaling 1,797 square metres of gross floor area on the site.

LAND USE DISTRICTS

The proposed land use district is Industrial – General (I-G) District. The I-G District is intended to provide for a wide variety of light and medium general industrial uses as well as a limited range of support commercial.

LEGISLATION & POLICY

The subject site is located within the Shepard Industrial Area Structure Plan (ASP). Within the ASP, this site is identified as Industrial / Business Area which is designed to provide a wide variety of general industrial and business uses.

The site is currently identified as Industrial Greenfield in the Municipal Development Plan (MDP). The MDP includes the following relevant policies:

3.7.3 Greenfield Industrial Area

- a. Plans for industrial development in Greenfield Industrial Areas will be established through an Area Structure Plan
- b. Ensure that the primary function of Greenfield Industrial Area is for a broad range of standard industrial activities and industry- related commercial functions including:
 - i. Value-added manufacturing, advanced technology industries, warehouse and distribution activities; and,
 - ii. Employee intensive industrial uses in locations where the Primary Transit Network is provided within or adjacent to new industrial areas.

TRANSPORTATION NETWORKS

For this land-use application, no transportation infrastructure upgrades have been identified at this time. Further assessment may be required with future Development Permit applications on the site.

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UTILITIES & SERVICING

The site is currently not serviced with municipal services. On site servicing is required (storm, sanitary, and water). The Developer will be required to enter into a deferred services agreement at the development permit application stage for upgrades adjacent to the site.

Although the I-G District is designed to allow for unserviced general industrial uses, these uses are limited in size to 1,600 square metres of gross floor area. The current development, which was approved through a Development Permit issued by Rocky View County prior to annexation into the City of Calgary, already exceeds this limitation. Policy dictates that the building would become legally non-conforming and will be able to continue in operation; however, no additions will be allowable to the existing structure and all permitted uses within the I-G District will become discretionary uses until such time as the parcel becomes serviced.

ENVIRONMENTAL ISSUES

Phase I and Phase II Environmental Site Assessments were submitted and are to the satisfaction of CPAG.

ENVIRONMENTAL SUSTAINABILITY

Not applicable

GROWTH MANAGEMENT

The proposed site is located within the Shepard Industrial Area Structure Plan. This plan area has been ranked as a low priority for industrial/commercial area growth and allocation of City-funded growth related infrastructure. This plan area ranks #5 in the sequenced list for industrial areas which was accepted by Council in 2013. This ranking is due to the requirement for more policy for this growth area, large infrastructure costs, as well as the area is impacted by the requirements for the Shepard Regional Drainage Plan (SRDP).

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

David Jacobs Consulting has been engaged by Twilyte Holdings Ltd to undertake a land use redesignation from S-FUD to I-G. The property is located at 5919 - 84 St SE (west side of 84 St just north of the East Freeway 61 Ave intersection). The legal plan 7436AF Block 25. The site is 2.23 hectares (4.4 acres) in size.

The main building is a one story warehouse building with 9750 sq ft (906 m²) including office. There is a second building used for vehicle preparation that is approximately 3600 sq ft (334 m²). There is also an unheated open shed of about 6000 sq ft (557 m²) used for sand blasting. There are various smaller shed and trailers on site used for storage of equipment.

The one business on the property is Abacal a fleet finishing service that refurbishes fleet industrial equipment. They refurbish trucks, trailers, tankers and oilfield equipment. The company employs 15-18 people with the bulk of them working between 7 AM and 4 PM. The various pieces of equipment that they service arrive and depart throughout the day and night; they receive or ship one or two vehicles or pieces of equipment a day.

The purpose of this land use is to increase the range of permitted and discretionary uses that can occur on site. Under 1p2007 the maximum gross floor area of all buildings on a parcel that is not city serviced by City water and sewer is 1600.0 m² (17222 sq ft). The buildings currently on site total 19,350 sq ft. When the lands were located in the MD of Rocky View they were zoned DC – Rural Industrial to accommodate oil field serving. There will be no additional built space on site as a result of this proposed land use nor do we anticipate any increase in traffic generation.

The Shepard Industrial ASP that was approved by City Council on June 22, 2009 indicates these lands are to become Industrial / Business (-I-G).

Prior to being annexed into the City of Calgary in 1989, these lands were in the MD of Rocky View and zoned DC – Rural Industrial. Once annexed into the City the land use district ("zoning") was changed in 1990 to UR Urban Reserve. The clauses on the annexation agreement allow for the existing business ("use") to be expanded regardless of zoning limitations but did not grandfather the full range of uses that may have been allowed prior to annexation under the Rocky View Land Use Bylaw. In 2007, the land use district changed to S-FUD with the introduction of the Land Use Bylaw 1P2007.