

Background and Planning Evaluation

Background and Site Context

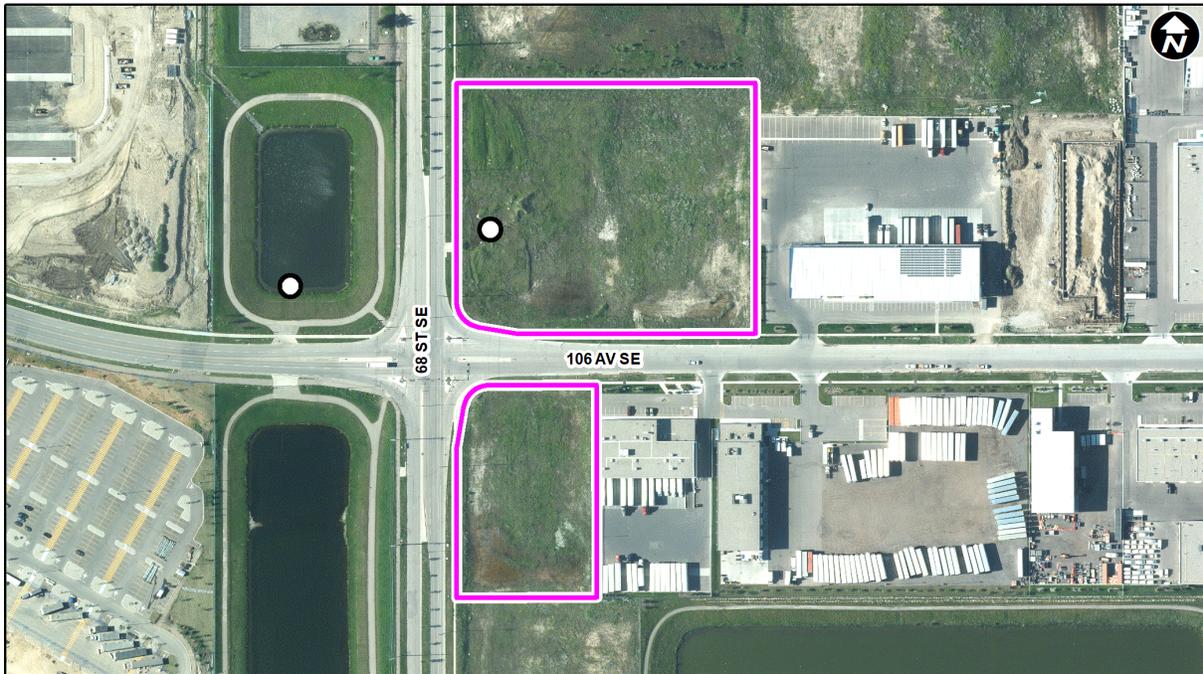
This application comprises of two parcels in the community of East Shephard Industrial, in the Point Trotter Industrial Park east of 68 Street SE and separated by 106 Avenue SE.

The northern parcel is approximately 2.5 Hectares (6.2 acres), with dimensions of approximately 173 meters wide and 145 meters deep. The southern parcel is approximately 1.01 hectares (2.5 acres) with dimensions approximately 81 meters wide and 124 meters deep. Both parcels are currently undeveloped.

The subject parcels are adjacent to other industrial uses with Industrial – General (I-G) District parcels immediately north, east, and south of the subject parcels with Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to the northwest and west.

Community Peak Population Table

There is no population data available since the subject site is in an industrial area (East Shepard Industrial).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Industrial – Commercial (I-C) District is intended to accommodate light industrial and small-scale commercial uses with rules limiting the Floor Area Ratio (FAR) to 1.0 and the building height to 12 meters.

The proposed Industrial – General (I-G) District would allow for a variety of light and medium general industrial uses, with no restriction on building height but the same 1.0 FAR as the existing I-C District.

Administration considers the broader range of industrial uses within the I-G District to be appropriate in this location and complementary to similar land uses in the Point Trotter Industrial Park.

Development and Site Design

If approved by Council, the rules of the I-G District would provide guidance for any proposed development.

Transportation

Pedestrian and vehicular access to the subject parcels is available via 68 Street SE and 106 Avenue SE. 68 Street SE is classified as an Industrial Arterial Street as per the Calgary Transportation Plan. A future flyover of Stoney TR is envisioned at 106 AV SE to the south,

currently there is no plans or funding for this work. There is a Calgary Transit Route 149 (Point Trotter) bus stop directly in front of the site on 68 Street SE. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Public water, sanitary and storm utilities exist adjacent to the site. Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Rocky View/Calgary Intermunicipal Development Plan (Statutory – 2012)

In accordance with the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP) this land use redesignation was circulated to Rocky View County who provided no comments on this file.

The redesignation of the subject parcels does not conflict with any relevant planning policies within the Rocky View/ Calgary IDP.

Municipal Development Plan (Statutory – 2009)

The subject parcels are located in the Standard Industrial land use typology of the [Calgary Municipal Development Plan](#) (MDP) as identified on Map 1: Urban Structure. The redesignation of the subject parcels broadens the allowable industrial uses on the subject parcels supporting future development or larger scale industrial activities in line with relevant planning policy in the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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

The subject parcels are located in the industrial light planning policy area in the Land Use Concept Map in the [Southeast 68 Street Industrial Area Structure Plan \(ASP\)](#). Redesignation of the subject parcels to an I-G District aligns with the ASP, as this new land use would preserve

the ability for industrial uses on the subject parcels, which should be the predominant land use in this area.