

Outline Plan, Land Use Amendment and Road Closure in South Foothills (Ward 12) at 8919 Barlow Trail SE, LOC2022-0127

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2023-0499) to the 2023 July 25 Public Hearing Meeting of Council; and
2. As the Council-designated approving authority, approve the proposed outline plan located at 8919 Barlow Trail SE (Plan 1211046, Block 2, Lot 2; Plan 2311121, Area 'A'), to subdivide 38.50 hectares \pm (95.13 acres \pm), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the proposed closure of 0.03 hectares \pm (0.07 acres \pm) of road (Plan 2311121, Area 'A') east of 31 Street SE, with conditions (Attachment 3); and
4. Give three readings to the proposed bylaw for the resignation of 38.50 hectares \pm (95.13 acres \pm) located at 8919 Barlow Trail SE, and the closed road (Plan 1211046, Block 2, Lot 2; Plan 2311121, Area 'A') from Industrial – Heavy (I-H) District and Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to accommodate industrial developments, with guidelines (Attachment 4).

HIGHLIGHTS

- This proposal seeks to establish a subdivision framework and to redesignate lands in South Foothills to allow for a comprehensive industrial business park and stormwater management facilities.
- The application proposes a variety of industrial and support commercial uses to enable the development of an industrial business park and is in alignment with the *Municipal Development Plan (MDP)* and the *Southeast Industrial Area Structure Plan (ASP)*.
- What does this mean to Calgarians? This proposal would enable new industrial development, create new employment opportunities, and contribute to Calgary's overall Calgary's economic and business competitiveness.
- Why does this matter? This proposal would facilitate the redevelopment of a limited-service heavy industrial site to a fully serviced industrial business park to meet the industrial market needs and to enable the development of Calgary's industrial areas.
- A development permit for excavation, stripping and grading has been submitted and is under review.
- There is no previous Council direction related to this application.

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DISCUSSION

This application was submitted on 2022 July 14 by IBI Group on behalf of the landowner, Anthem Barlow Logistics Master GP Ltd and The City of Calgary as the owner of the road. The application covers approximately 38.50 hectares \pm (95.13 acres \pm) of land in the South Foothills industrial area in the southeast quadrant of the city.

As referenced in the Applicant Submission (Attachment 5), this application seeks to obtain outline plan, land use amendment, and road closure approval to facilitate the strategic transition of a limited-service heavy industrial site to a fully serviced industrial business park to meet industrial market needs in Calgary. The proposed Direct Control District (Attachment 4) was created in collaboration with the City's Citywide Growth Strategy Industrial team to increase Calgary's economic and business competitiveness and enable the development of Calgary's industrial areas. The proposed outline plan (Attachment 6), the registered road closure plan (Attachment 7), and the associated proposed land use district map (Attachment 8) would create 32.00 hectares \pm (79.07 acres \pm) of new industrial land for development as shown in the proposed outline plan data sheet (Attachment 9). To support the industrial development, the plan proposes designation of 4.36 hectares \pm (10.76 acres \pm) of land for storm water infrastructure, and 2.14 hectares \pm (5.29 acres \pm) of land for road infrastructure. The application would provide guidance for the payment of cash-in-lieu of land dedication at the subdivision stage for the Municipal Reserve dedication owing on this parcel, which is approximately 0.88 hectares \pm (2.17 acres \pm).

A development permit (DP2023-01421) for excavation, stripping and grading was submitted on 2023 March 08 and is under review. A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective Community Association was appropriate. In response, the applicant engaged with adjacent landowners on the application. The Applicant Outreach Summary can be found in Attachment 10.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Being an industrial area, there is no Community Association in South Foothills. Administration received one letter of no objection for the land use amendment from adjacent landowner, but

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there were concerns with potential traffic congestion, site access, and servicing with the future development.

Administration considered the relevant planning issues specific to the application and have determined the proposal to be appropriate. The appropriate uses, building and site design, on-site parking and other development details will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the southeast industrial areas and provides a framework for future industrial development. The development of these lands may enable a more efficient use of land and infrastructure and will support surrounding uses and amenities while introducing additional services for the greater area.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies, including solar panels, electric vehicle charging stations, and low impact developments have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

This application would enable the redevelopment from a limited-service industrial site to a fully serviced industrial business park. This proposal would enable new industrial development with support commercial uses, create new employment opportunities, and contribute to Calgary's overall economic wellbeing and business competitiveness.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Outline Plan Conditions of Approval
3. Proposed Road Closure Conditions of Approval
4. Proposed Direct Control District
5. Applicant Submission
6. Proposed Outline Plan

**Planning and Development Services Report to
Calgary Planning Commission
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- 7. Registered Road Closure Plan
- 8. Proposed Land Use District Plan
- 9. Proposed Outline Plan Data Sheet
- 10. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform