

Calgary Planning Commission

Agenda Item: 7.2.1



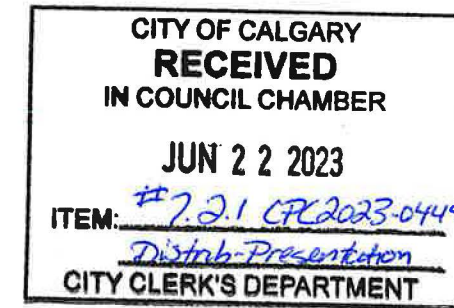
LOC2022-0127

Outline Plan, Land Use Amendment, and Road Closure

June 22, 2023



RECOMMENDATIONS:

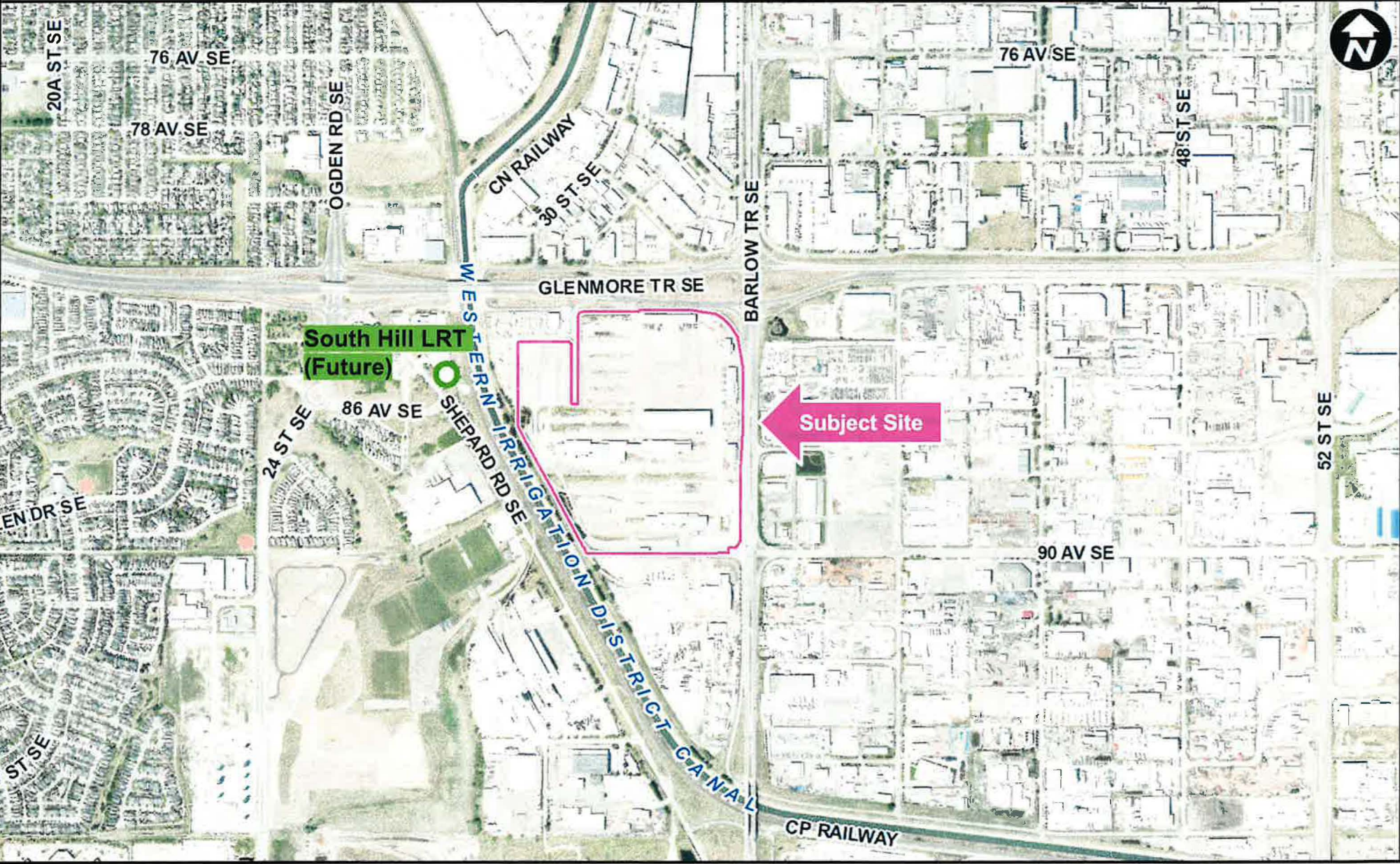
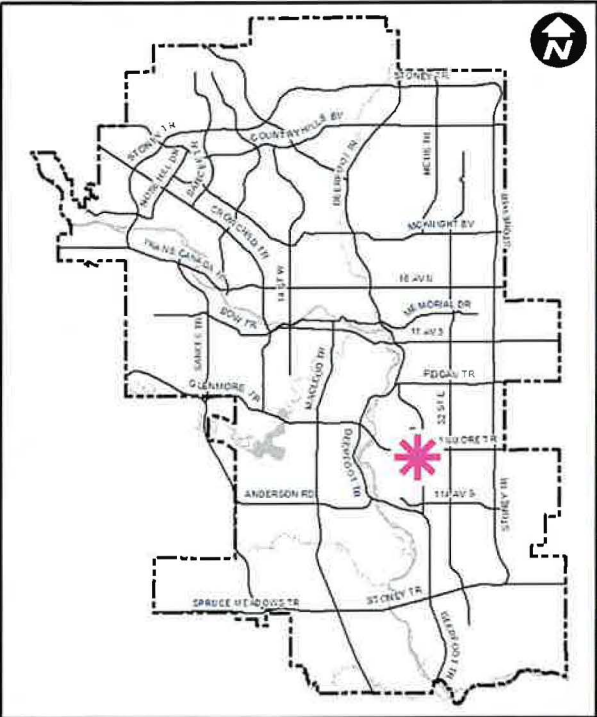


That Calgary Planning Commission:

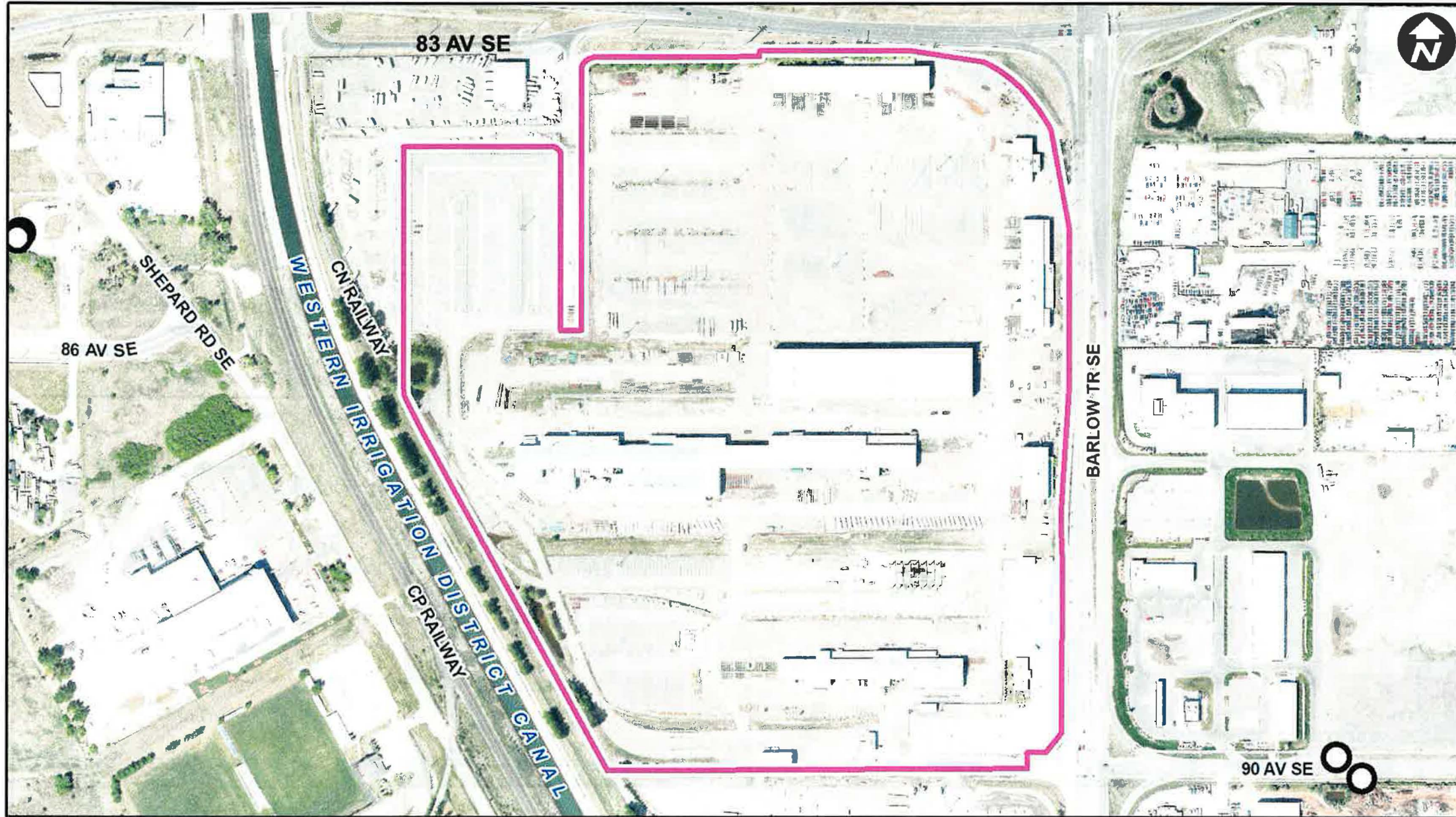
1. Forward this report (CPC2023-0499) to the 2023 July 25 Public Hearing Meeting of Council; and
2. As the Council-designated approving authority, approve the proposed outline plan located at 8919 Barlow Trail SE (Plan 1211046, Block 2, Lot 2; Plan 2311121, Area 'A'), to subdivide 38.50 hectares \pm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

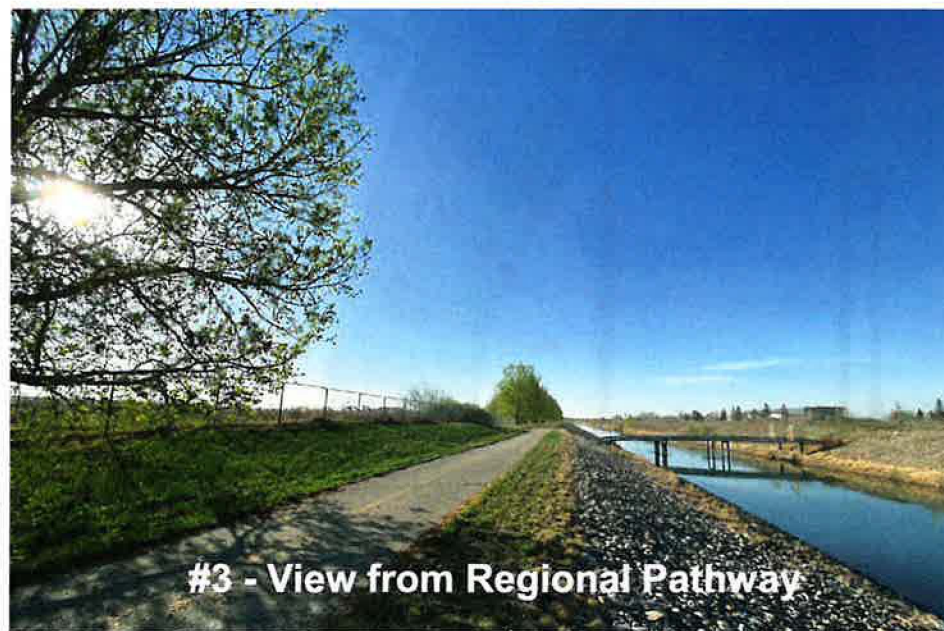


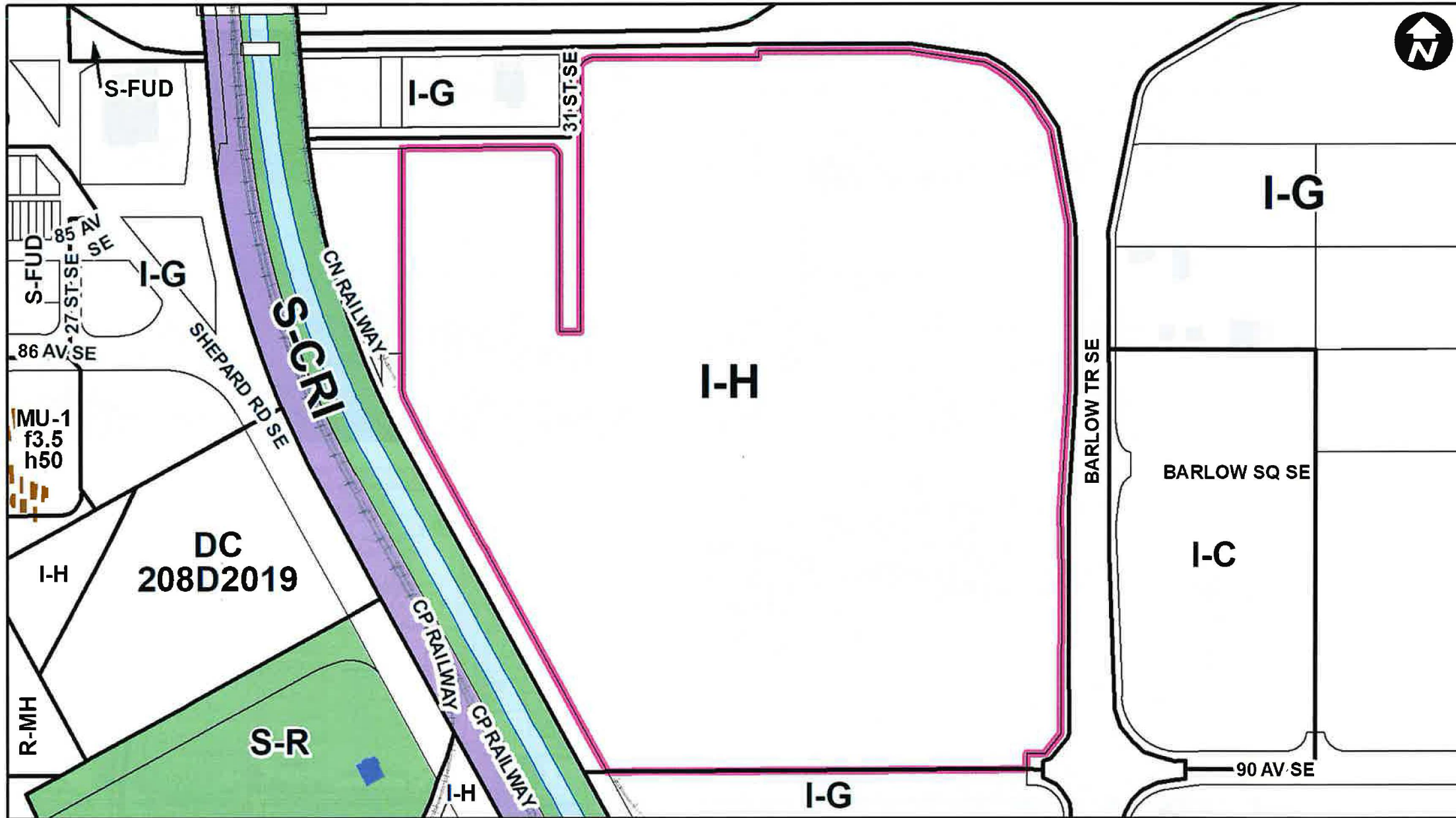
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Parcel Size:

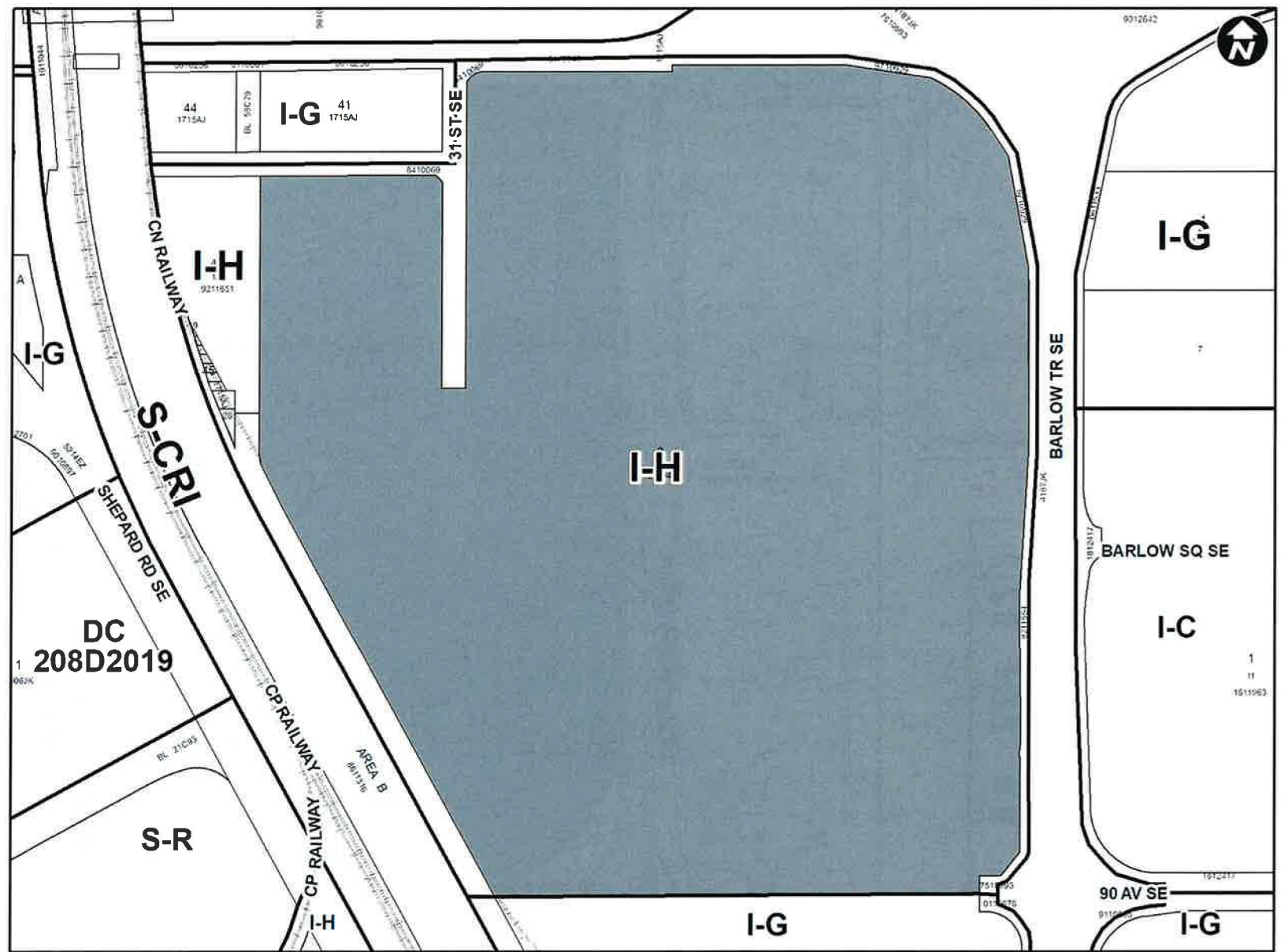
38.50 ha



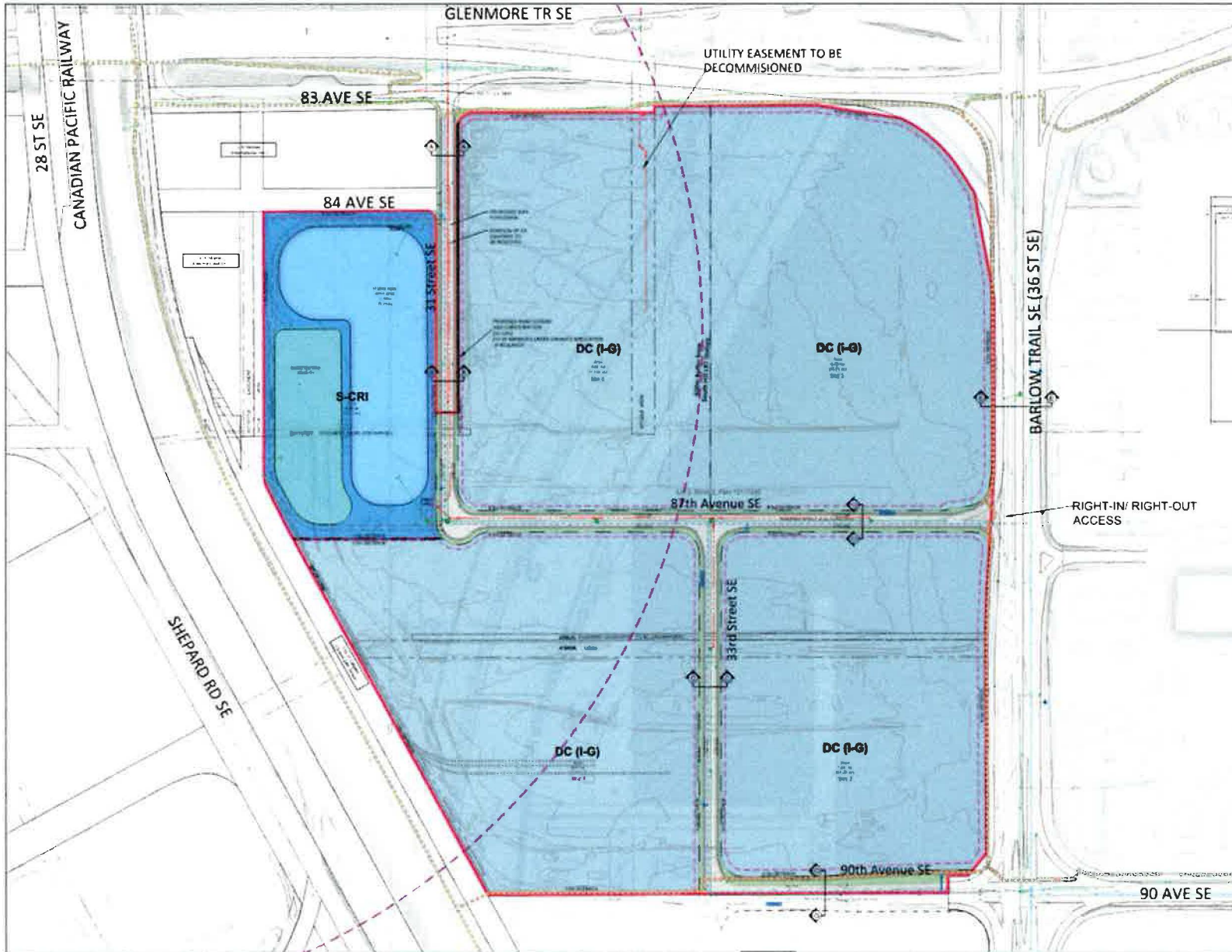


LEGEND

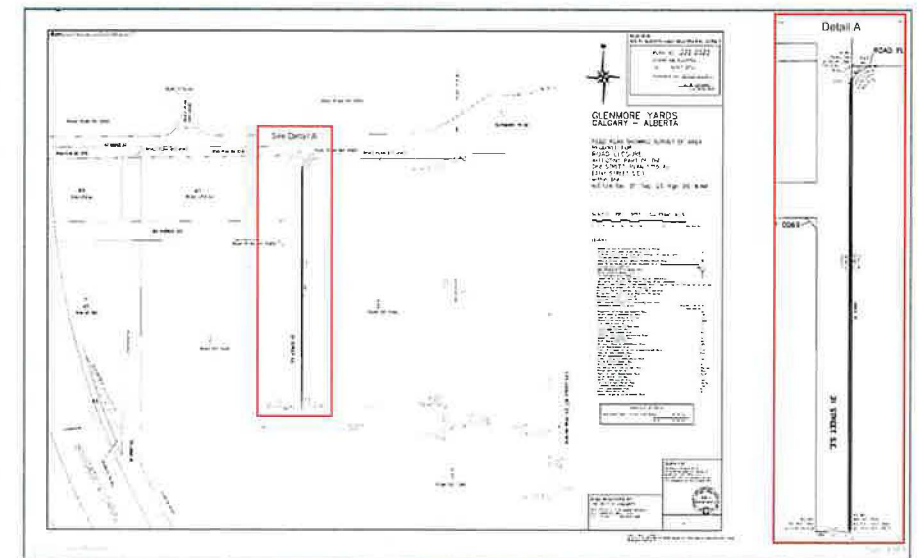
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



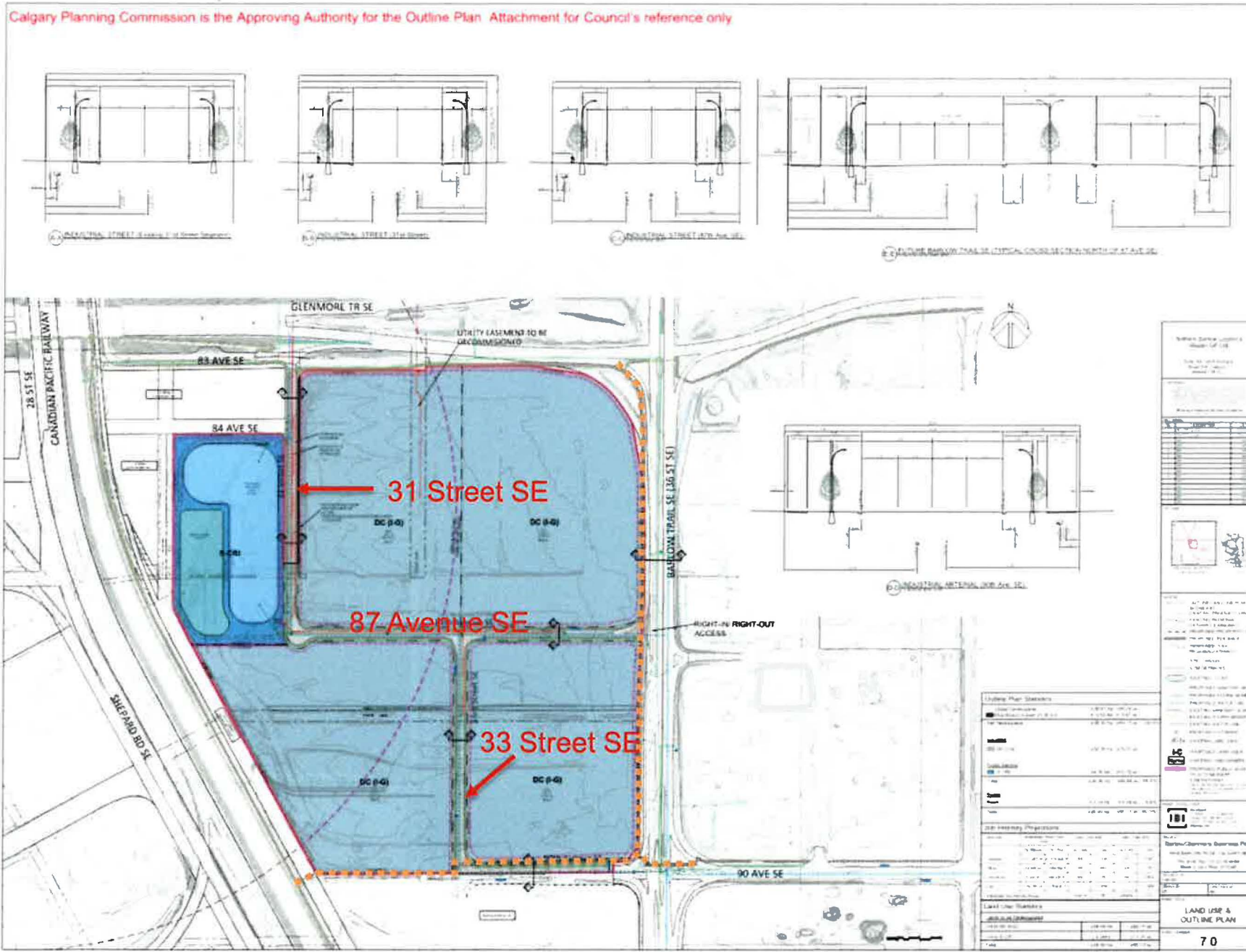
Proposed Outline Plan & Road Closure



Outline Plan Statistics:		
Gross Developable:	±38.47 ha	±95.06 ac
▨ Plus Road Closure 31 St S.E.	± 0.03 ha	± 0.07 ac
Net Developable:	±38.50 ha	±95.13 ac 100.0%
Industrial		
DC (I-G)	±32.00 ha	±79.07 ac
Public Service		
S-CRI	±4.36 ha	±10.76 ac
Total	±36.36 ha	±89.84 ac 94.4%
Roads		
Road	± 2.14 ha	± 5.29 ac 5.6%
Total	±38.50 ha	±95.13 ac 100.0%

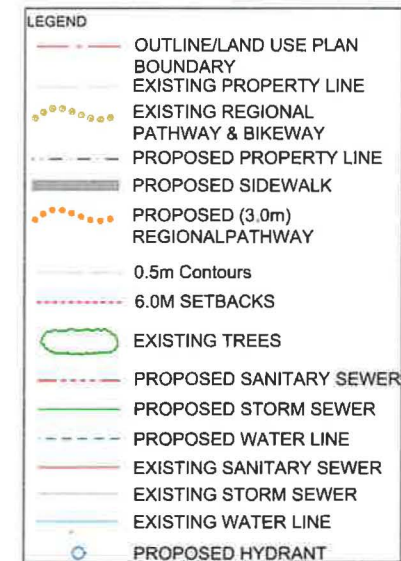


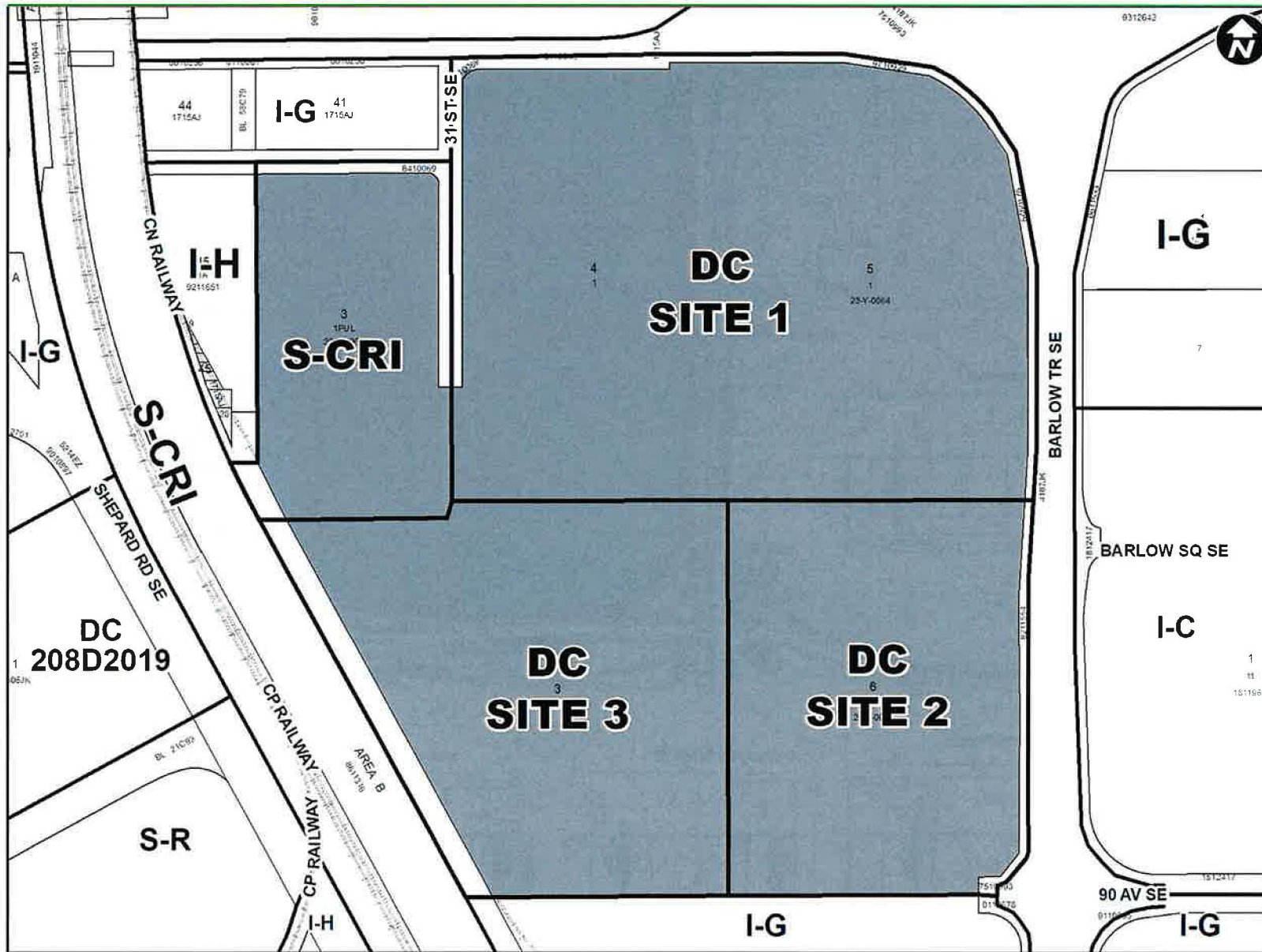
Proposed Outline Plan & Road Closure



Proposed intensity:

- Anticipated 86 – 113 jobs/hectare
- Anticipated 140,000 square meters of gross floor area for the industrial business park





Proposed Land Use Districts:

- Direct Control (DC) Sites are based on the rules of Industrial – General (I-G) District with additional guidelines
 - Each of the DC Site has customized permitted and discretionary uses to accommodate the future industrial business park
- Special Purpose – City and Regional Infrastructure (S-CRI) District to accommodate site servicing and storm water infrastructure

RECOMMENDATIONS:

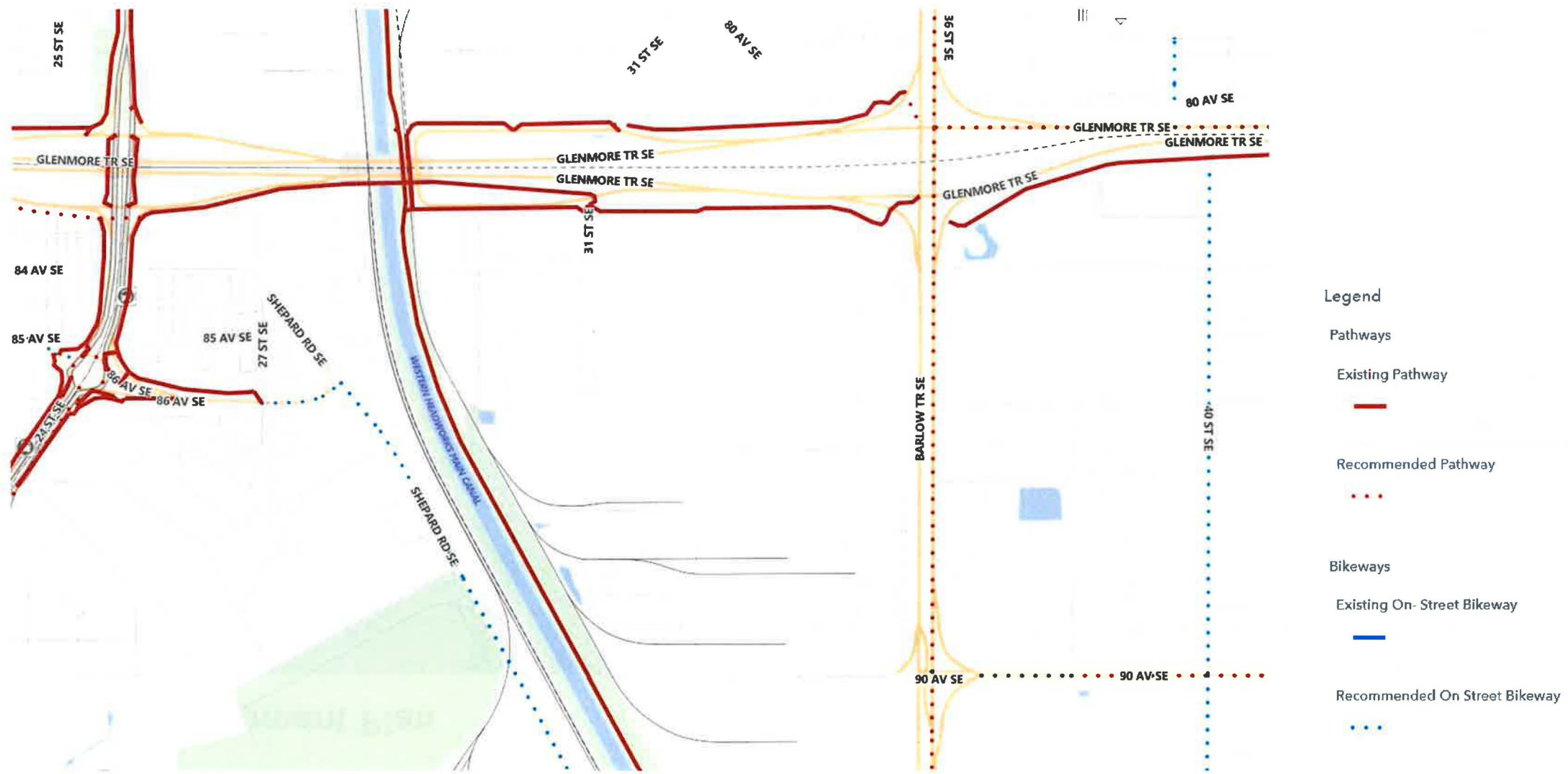
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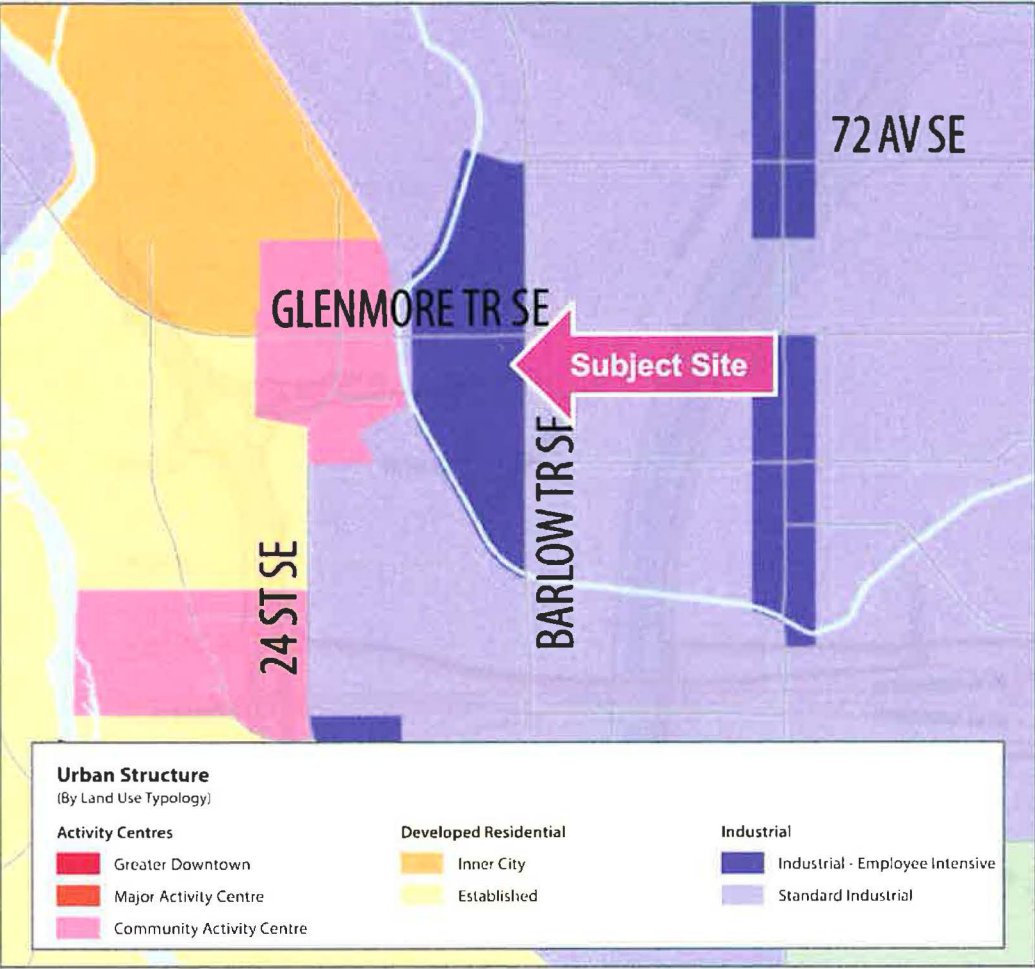
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Supplementary Slides

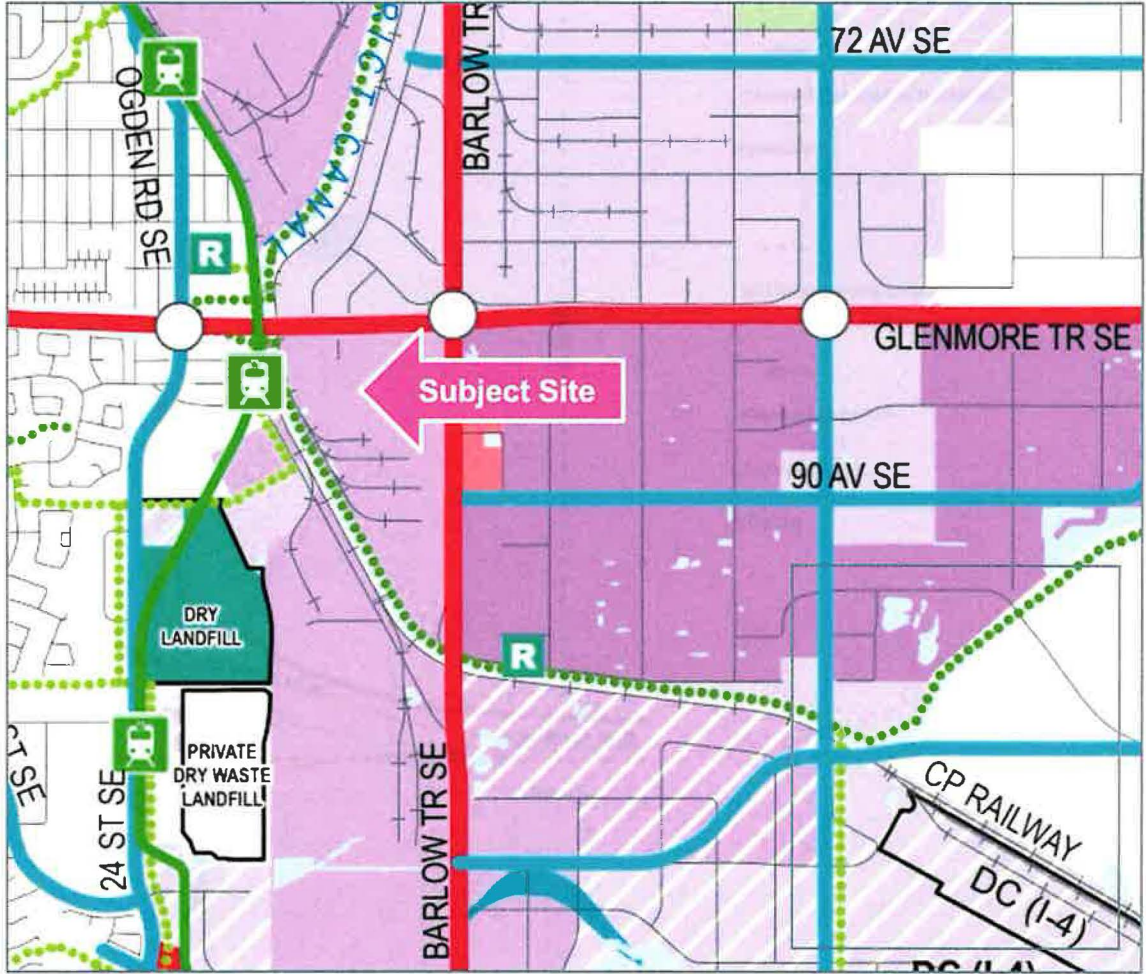


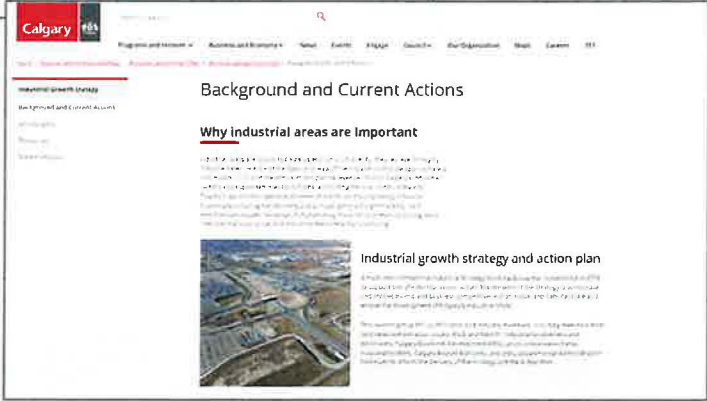
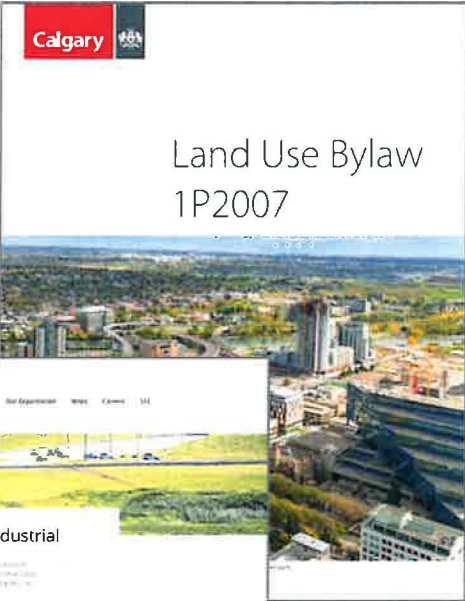
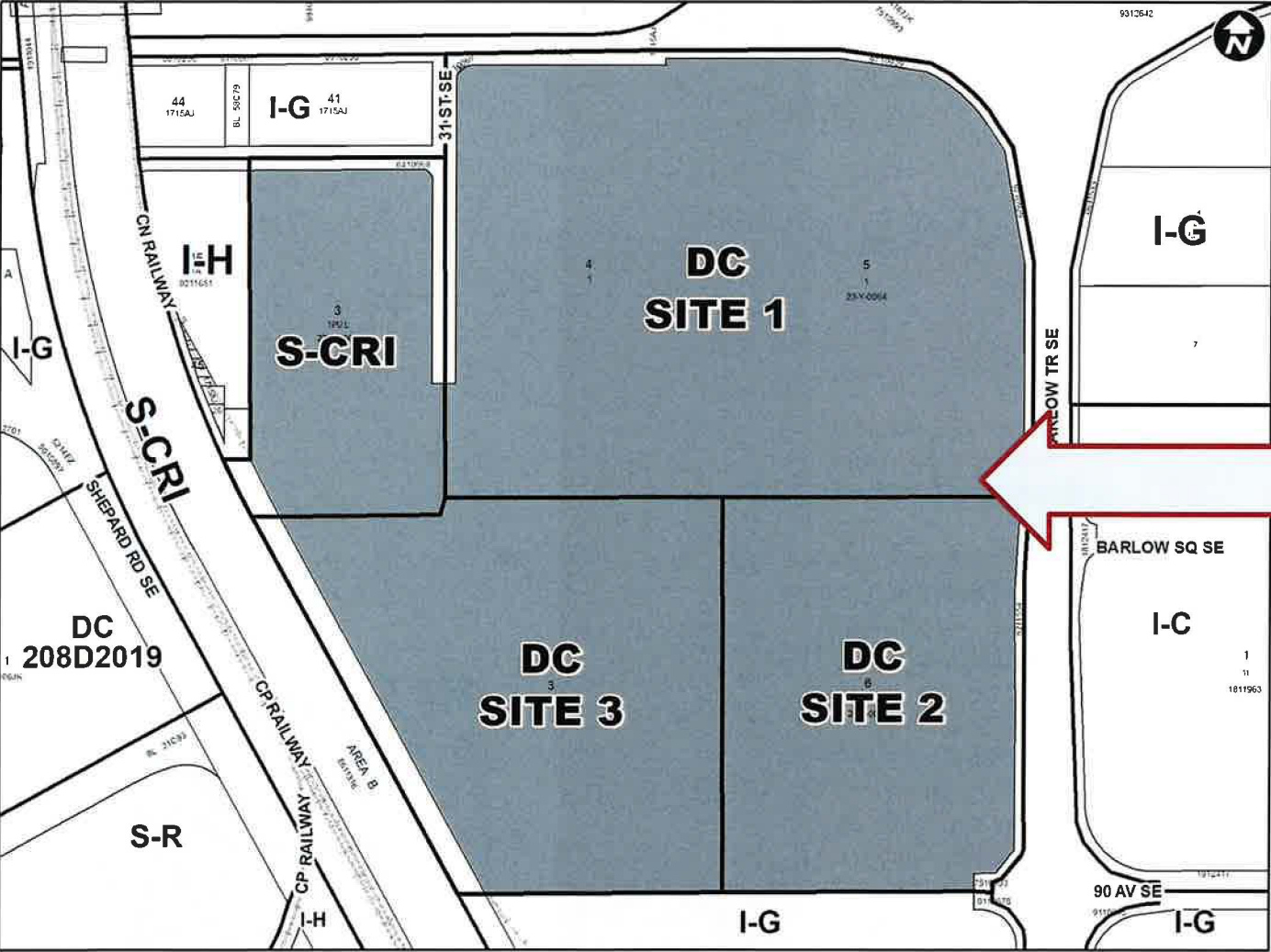
Always Available for All Ages and Abilities (5A) Network – For information only

Municipal Development Plan



Southeast Industrial Area Structure Plan



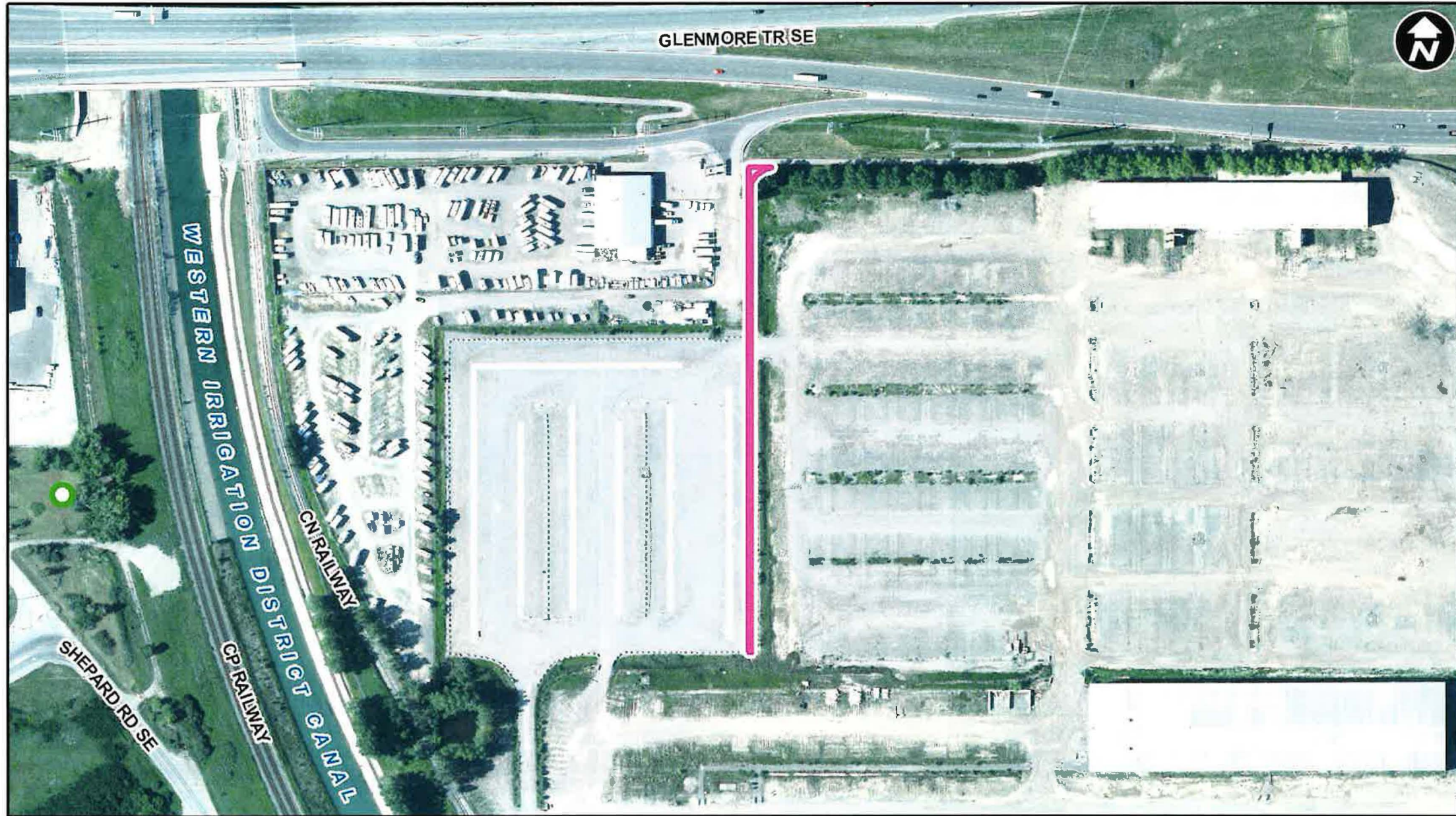




	DC/I-G - Site 1	DC/I-G – Site 2	DC/I-G – Site 3
Permitted	<p>All the I-G uses with the following additional uses:</p> <ul style="list-style-type: none"> (a) Auction Market – Other Goods; (b) Auction Market – Vehicles and Equipment; (c) Information and Service Provider; (d) Instructional Facility; (e) Print Centre; (f) Printing, Publishing and Distributing; (g) Radio and Television Studio; (h) Restored Building Products Sales Yard; (i) Service Organization; (j) Storage Yard; and (k) Urban Agriculture. 	<p>All the I-G uses with the following additional uses:</p> <ul style="list-style-type: none"> (a) Auction Market – Other Goods; (b) Auction Market – Vehicles and Equipment; (c) Computer Games Facility; (d) Convenience Food Store; (e) Financial Institution; (f) Fitness Centre; (g) Health Care Service; (h) Information and Service Provider; (i) Instructional Facility; (j) Office; (k) Pet Care Service; (l) Print Centre; (m) Printing, Publishing and Distributing; (n) Radio and Television Studio; (o) Recreational Vehicle Sales; (p) Restaurant: Food Service Only; (q) Restaurant: Licensed; (r) Restored Building Products Sales Yard; (s) Retail and Consumer Service; (t) Service Organization; (u) Storage Yard; (v) Urban Agriculture; and (w) Veterinary Clinic. 	<p>All the I-G uses with the following additional uses:</p> <ul style="list-style-type: none"> (a) Auction Market – Other Goods; (b) Auction Market – Vehicles and Equipment; (c) Instructional Facility; (d) Print Centre; (e) Printing, Publishing and Distributing; (f) Radio & Television Studio; (g) Restored Building Products Sales Yard; (h) Storage Yard; and (i) Urban Agriculture.



	DC/I-G - Site 1	DC/I-G – Site 2	DC/I-G – Site 3
Discretionary	All the I-G uses.	All the I-G uses with the following additional uses: (i) Conference and Event Facility; (ii) Hotel; (iii) Indoor Recreation Facility; (iv) Liquor Store; (v) Post-secondary Learning Institution; (vi) Vehicle Rental – Major; and (vii) Vehicle Sales – Major.	All the I-G uses with the following additional uses: (i) Asphalt, Aggregate and Concrete Plant; and (ii) General Industrial – Heavy.



Parcel Size:
0.03 ha

