

FOREST LAWN INDUSTRIAL
(Ward 10 - Councillor Chabot)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ADOPT** the proposed redesignation of 3.82 hectares \pm (9.43 acres \pm) located at 3430 and 3208 – 52 Street SE (Plan 4569JK, Block 2, Lots 2A and 2B) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – General (I-G) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: P. Battistella

Carried: 6 – 0

PROPOSAL:

To redesignate 3.82 ha \pm (9.43 ac \pm) located at 3430 and 3208 – 52 Street SE (Plan 4569JK, Block 2, Lots 2A and 2B) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

(Map 11E)

APPLICANT:

Brown & Associates Planning Group

OWNER:

Harris Steel Group ULC

CURRENT DEVELOPMENT: Light Industrial

ADJACENT DEVELOPMENT:

NORTH: Automotive Salvage Yard (Industrial – Outdoor District)

SOUTH: Automotive Salvage Yard (Industrial – General District)

EAST: Landfill Site (Special Purpose – City and Regional Infrastructure District)

WEST: Large Warehousing (Industrial – General District)

SUMMARY OF CIRCULATION REFEREES

**LAND USE PLANNING
AND POLICY**

No Objection

**ENVIRONMENTAL
MANAGEMENT**

Not Applicable

SPECIAL REFEREE(S)
Alberta Health Services

No Objection subject to meeting landfill site requirements

PLANNING EVALUATION

Introduction

This land use application proposes to redesignate an existing Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District. Harris Steel Group currently occupies the site.

Site Context

The site is located in the southeast area of Forest Lawn Industrial. The subject site lies directly to the east of 52 Street SE and north of 34 Avenue SE. Directly adjacent to the east is a landfill site.

The area is characterized by a strip of industrial uses along the east side of 52 Street SE and a mix of industrial, commercial and residential uses along the west side of 52 Street SE. Currently a steel concrete reinforcement fabrication plant exists on the site.

Proposed Land Use District

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

Legislation & Policy

The subject site is located within the Eastfield Area Structure Plan (ASP). The ASP identifies the area as appropriate for restricted light industrial uses.

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

3.7.1.a. Industrial uses should continue to be the primary use.

3.7.1.b. Allow for the development and retention of a broad range of industrial uses and a variety of industrial parcel sizes.

The subject site is within close proximity of a landfill site, therefore, subject to Section 13 of the Subdivision and Development Regulations, no development for a school, hospital, food establishment or residence can be approved on the site given its proximity within 300 metres of the landfill site. This restriction does not preclude the land use of Industrial – General from being appropriate for the site.

Site Access & Traffic

A Traffic Impact Assessment was not required. Further analysis may be required at the development permit stage.

Parking

A Parking Study was not required.

Site Servicing for Utilities

All required services are available for the proposed land use. The existing servicing can accommodate the existing development, including the proposed uses, without the need for upgrades or adjustments to the existing infrastructure at this time.

Environmental Site Assessment

An Environmental Site Assessment was not required.

Community Association Comments

Not required as there is no Community Association in this area.

Adjacent Neighbour Comments

No comments received.

CONCLUSION:

The proposal is supported for the following reasons:

1. It is in conformance with and implements policies outlined in the Municipal Development Plan.
2. It is in conformance with the Eastfield Area Structure Plan.
3. It is compatible with the adjacent land uses and adjacent development.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: **APPROVAL**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.82 hectares \pm (9.43 acres \pm) located at 3430 and 3208 – 52 Street SE (Plan 4569JK, Block 2, Lots 2A and 2B) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – General (I-G) District.

Brad Bevill
2013/October

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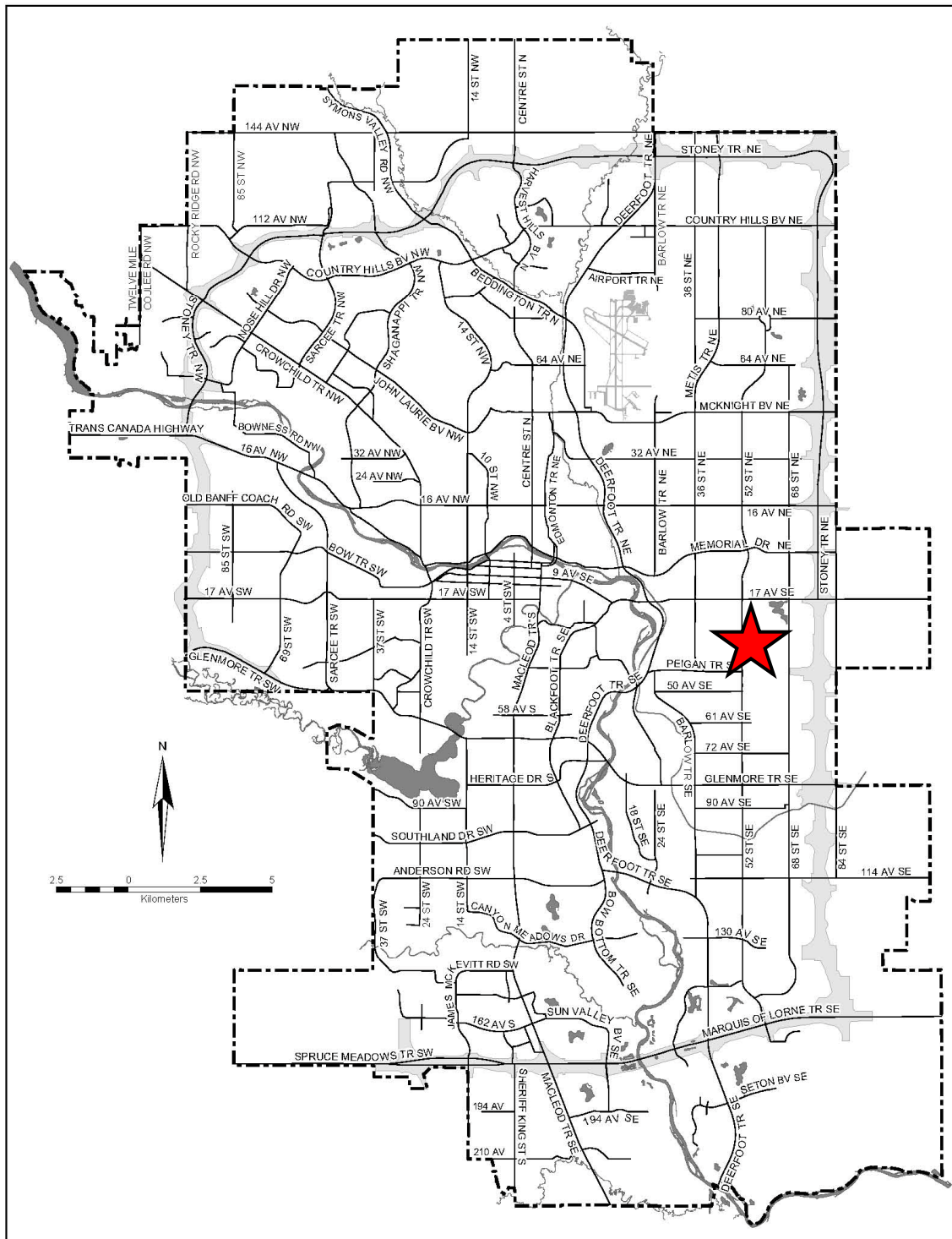
APPLICANT'S SUBMISSION

This land use amendment applies to one of the lots owned and operated by Harris Steel Group ULC. This is one of Calgary's largest concrete reinforcing bar fabrication factories which supplies rebar to construction projects throughout the region.

The owner has been operating for many years and requires municipal service connections to the site, as well as new development permits to allow for redevelopment of the site to increase efficiency and product delivery.

The proposed I-G Industrial General District is appropriate and contributes to the transitioning of the area along the east side of 52 Street from un-serviced to fully serviced developments.

City Overview



Aerial Overview

