

Planning and Development Services Report to
Calgary Planning Commission
2023 May 04

ISC: UNRESTRICTED
CPC2023-0468
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Land Use Amendment in East Shepard Industrial (Ward 12) at 6935 and 7010 – 106 Avenue SE, LOC2023-0029

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the designation of 3.51 hectares \pm (8.67 acres \pm) located at 6935 and 7010 – 106 Avenue SE (Plan 1211094, Block 2, Lot 6; Plan 1812017, Block 3, Lot 16) from Industrial – Commercial (I-C) District to Industrial – General (I-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION 2023 MAY 4:

That Council give three readings to **Proposed Bylaw 85D2023** for the designation of 3.51 hectares \pm (8.67 acres \pm) located at 6935 and 7010 – 106 Avenue SE (Plan 1211094, Block 2, Lot 6; Plan 1812017, Block 3, Lot 16) from Industrial – Commercial (I-C) District to Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to redesignate two undeveloped parcels of land in the Point Trotter Industrial Park to allow for Industrial – General (I-G) uses.
- The proposal would cater to the current demand for general industrial uses and aligns with relevant policies in the *Municipal Development Plan* (MDP) and the *Southeast 68 Street Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed land use amendment would allow for a greater variety of industrial uses on the parcels, complementing other industrial uses in the Point Trotter industrial Park.
- Why does this matter? The subject parcel has been marketed for commercial purposes and is being redesignated to Industrial – General to align with current market demand for larger format industrial uses. Increased industrial land strengthens the southeast industrial region as a transportation and logistics node and contributes to the city of Calgary's role as an inland port serving Western Canada.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the East Shepard Industrial district was submitted by The City of Calgary on February 3, 2023, owner of the subject parcel.

The application comprises of two parcels the north and south of 106 Avenue SE and west of 68 Street SE the parcels are 2.5 hectares (6.2 acres) and 1.01 hectares (2.5 acres).

Having marketed the site for Industrial Commercial uses, Real Estate and Development Services (RE&DS) submitted this land use amendment to respond to current market demand for a greater degree of industrial uses in the southeast of Calgary.

A detailed planning evaluation of the application, including location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

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Avenue SE, LOC2023-0029**

ENGAGEMENT AND COMMUNICATION

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

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. No letters of representation were received.

In line with planning policy in the City of Calgary Rocky View County Intermunicipal Development Plan this application was circulated to Rocky View County, who did not provide any comments.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on site and mailed out to adjacent land owners. In addition, Calgary Planning Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

No social implications are identified.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

This application would allow for larger industrial uses to occur on the subject parcels which is not possible under the current land use on the subject parcels.

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. Applicant Submission
3. **Proposed Bylaw 85D2023**
4. **CPC Member Comments**

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Department Circulation

General Manager/Director	Department	Approve/Consult/Inform