

# Applicant Submission

Barlow/Glenmore Business Park, 8919 BARLOW TR SE, CALGARY  
(IBI Group on behalf of Anthem Barlow Logistics Master GP Ltd.)  
Applicant's Submission

## Overview

This application proposes to redesignate the subject lands from Industrial - Heavy (I-H) District to Direct Control (based on Industrial - General) - DC(I-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to facilitate the strategic transition of a limited service heavy industrial brownfield site to a comprehensively designed, employment-intensive, fully serviced medium and light industrial business park; an innovative industrial park intended to meet the growing and emerging industrial market needs in Calgary today and into the future.

An Outline Plan application has been submitted concurrently with the Land Use redesignation application to optimize this +38.47 ha (+95.06 ac) site located in the community of South Foothills. The subject parcel is municipally known as 8919 Barlow TR SE and legally known as Lot 2, Block 2 Plan 1211046.

The site is bounded by Glenmore Trail SE to the north, the WID irrigation canal to the west, Barlow Trail SE to the east, and 90th Ave SE to the south. Surrounding land uses are primarily Industrial General (I-G) and Industrial Heavy (I-H).

## Outline Plan & Development Vision

This proposal seeks to modernize and enhance this site in the Barlow Industrial area currently zoned I-H. With the growing demand for well located employment land, Anthem Properties is proposing to redevelop this limited-service site into a master planned industrial campus with a variety of manufacturing, warehousing, office, commercial and ancillary uses in the heart of Calgary's southeast industrial sector. This redesignation is consistent with the Southeast Industrial Area Structure Plan, the Municipal Development Plan (Industrial – Employee Intensive) and Citywide growth strategy for industrial lands to increase economic diversification.

Industrial buildings could range in size and scale between approximately 8,800 to 18,580 sq. m. (95,000 to 250,000 sq. ft.) with small to mid-sized bays with high quality architectural design. They may be integrated with office uses related to the industrial businesses, while also be ready to include dedicated office buildings when the office market returns to Calgary. Supportive commercial uses will also be offered but strictly to service the local employment with no intent to become a commercial centre.

The proposed development will provide a broad blend of employment intensive industrial uses with supporting office and commercial uses at a combined estimated intensity of 86 to 113 jobs per hectare. The central location of the subject lands, immediate access to major arterials and proximity to the future LRT station make this development the ideal candidate for intensification.

A 5.51 acre stormwater pond is proposed on the northwest side of the site and has been sized to manage stormwater for the entire property. The storm pond is complemented by a bio-retention area that offers improved run-off water treatment. The proposed plan connects to the existing regional pathways to the north of the site along Glenmore Trail through the addition of multi-use pathways along the west side of Barlow Trail and through internal sidewalks that also connect to the existing pathway on 90th Avenue, east of Barlow Trail. A pathway connection to the pathway system along the east side of the WID canal is also proposed along the SW portion of the development and links to the existing pathway on 90<sup>th</sup> Avenue.

As per the conventional approach for industrial areas, all MR owing will be addressed through a Cash-in-lieu payment.

**Proposed Land Use**

A DC (I-G) district is proposed based on the Industrial – General (I-G) district and utilizes the industrial DC templates that the City recently generated in consultation with industry. The proposed DC district represents an innovative approach to provide the flexible range of compatible uses that are envisioned for this development and desired by the City in its industrial areas; uses that would otherwise fall separately within the current I-G, I-B and I-C district. This DC district supports greater versatility and market responsiveness. A variety of permitted and discretionary industrial uses are included in one district that would support nimble industrial development featuring uses that are well aligned. However, the district will limit the amount of supporting commercial uses and amenities to serve primarily the local employees within the site and local area, while not compromising the intent as a predominantly industrial campus. The DC will be allocated into 3 zones/sites where all zones will accommodate a flexible range of industrial, business and commercial uses, with the southeast zone containing a stronger commercial focus immediately adjacent to Barlow Trail, while the southwest zone allows the flexibility to accommodate heavier industrial uses.

**Transportation & Site Access**

The site is located on a prominent corner along the primary transportation network with existing bus service on Barlow Trail that connects to the Max Teal line, the LRT Red Line (Heritage Station) and the 302 BRT route. This site will also benefit from the close proximity to the future LRT Green Line South Hill station directly west across the WID Canal located on Shepard Road SE. With easy access and high visibility from Glenmore Trail and Barlow Trail, employees will enjoy local services and pathway connections to the extensive pathway network for pedestrians and cyclists along the WID canal and beyond for those looking for active modes for commuting.

To service the private vehicular transportation needs of this development, the existing mutual access agreement with the landowner to the south along the 90th Avenue SE alignment will be further augmented to become a full public Industrial arterial road off of Barlow Trail offering all turns access in and out of the subject development as well as maintain seamless access for the landowner to the south at its current location. Constructive discussions have occurred with the landowner to the south and it is anticipated that the south carriageway of the proposed new 90th Avenue SE extension will be accommodated within a combination of rights-of-way and/or easements in the interim that will then transition to a fully dedicated public road right away when the south landowner proceeds with development of their site. Both parties are working together to facilitate this logical extension of the existing mutual access agreement and will enable the long-term transportation network and capacity required for the development for both the subject site and the site to the south.

A right-in/right-out access is also proposed to access Barlow Trail approximately 300m north of 90th Avenue SE to offer a secondary access.

Lastly, 31st Street ROW will be upgraded and connect the proposed internal road network to Glenmore Trail in another Right-in/Right-out configuration.

**Servicing****Stormwater Servicing**

The site is located within the Western Headworks Canal (WHC) Watershed. As per the requirements in this area, the stormwater design for the site will be based on the existing release rate from the site to the Canal.

A 5.51 acre stormwater pond is proposed at the northwest corner of the development. The proposed development will be serviced by minimum 375mm storm sewer pipes which will pipe flows to the stormwater pond. The pond is supplemented by a bio-retention area that provides additional treatment prior to discharge to the WID canal. A proposed stormwater pump station will pump flows from the outlet of the pond to the existing stormwater sewer system at 31 Street SE and 83 Ave SE.

Sanitary Sewer Servicing

There are existing City sanitary sewer pipes located adjacent to the site. The proposed development will be serviced by minimum 250mm sanitary sewer pipes that will tie to a proposed lift station located at the southeast corner of the proposed pond. A forcemain will be constructed in 31 Street SE to pump sanitary sewer flows to the existing sanitary sewer system at 31 Street SE and 83 Ave SE.

Water Servicing

There are existing City water supply pipes located adjacent to the site. The proposed development will be serviced by proposed 250mm watermains which will tie to the existing 300mm watermain on Barlow Trail SE at 87 Ave SE and 90 Ave SE and tie to the existing 300mm watermain at 31 Street SE and 83 Ave SE.