

Background and Planning Evaluation

Background and Site Context

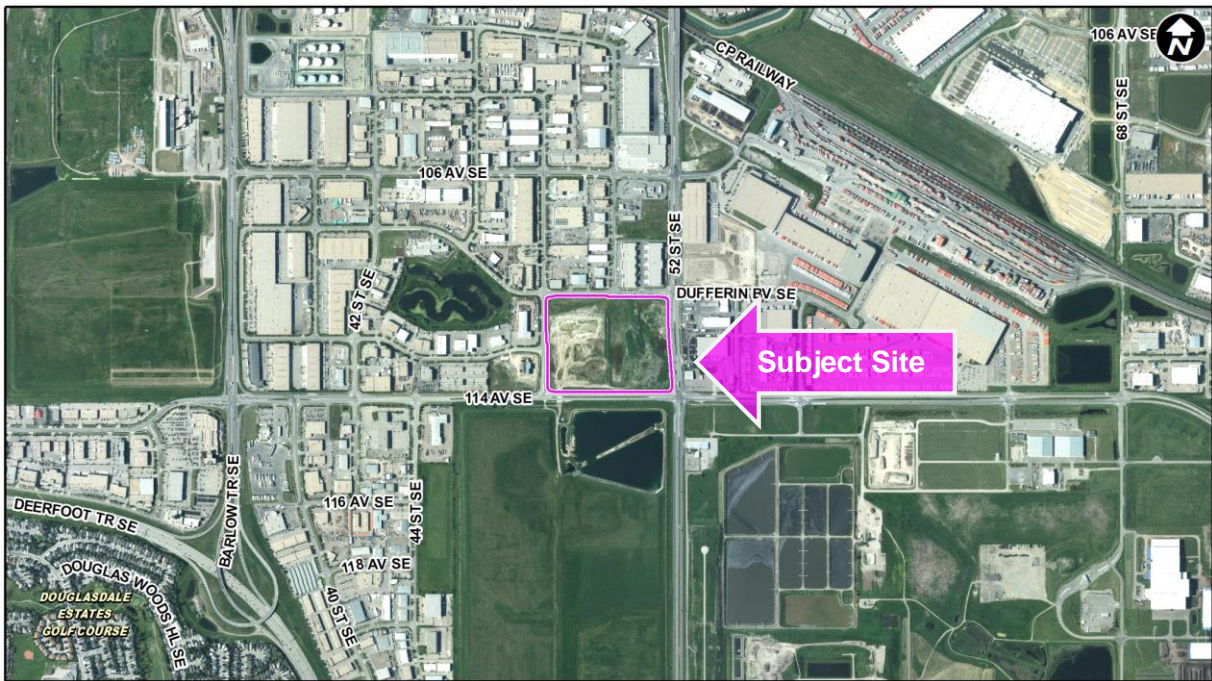
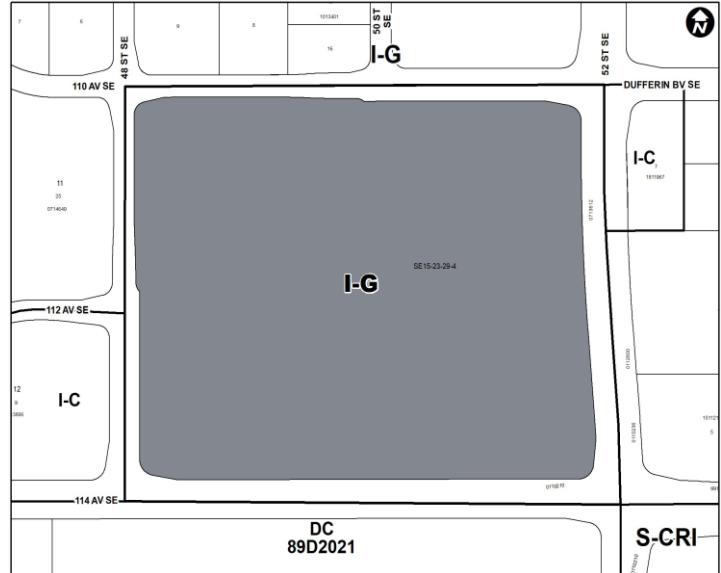
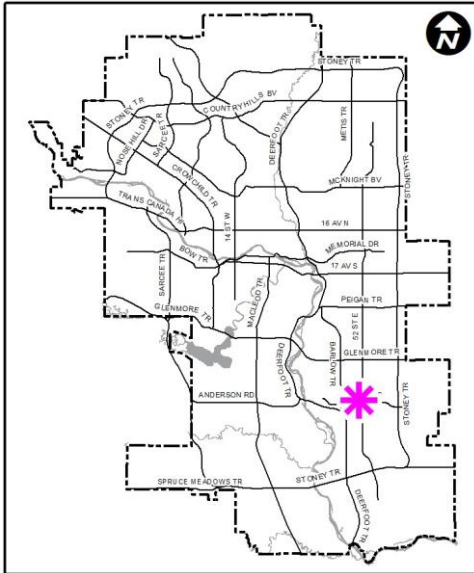
The subject lands are located in the southeast community of East Shepard Industrial, north of 114 Avenue SE and west of 52 Street SE. The lands are approximately 15.66 hectares \pm (38.70 acres \pm) in size and have approximately 330 metres of frontage along 52 Street SE and 430 metres of frontage along 114 Avenue SE. Vehicular access to the site is currently available from 114 Avenue SE via a private driveway along the southern boundary of the site.

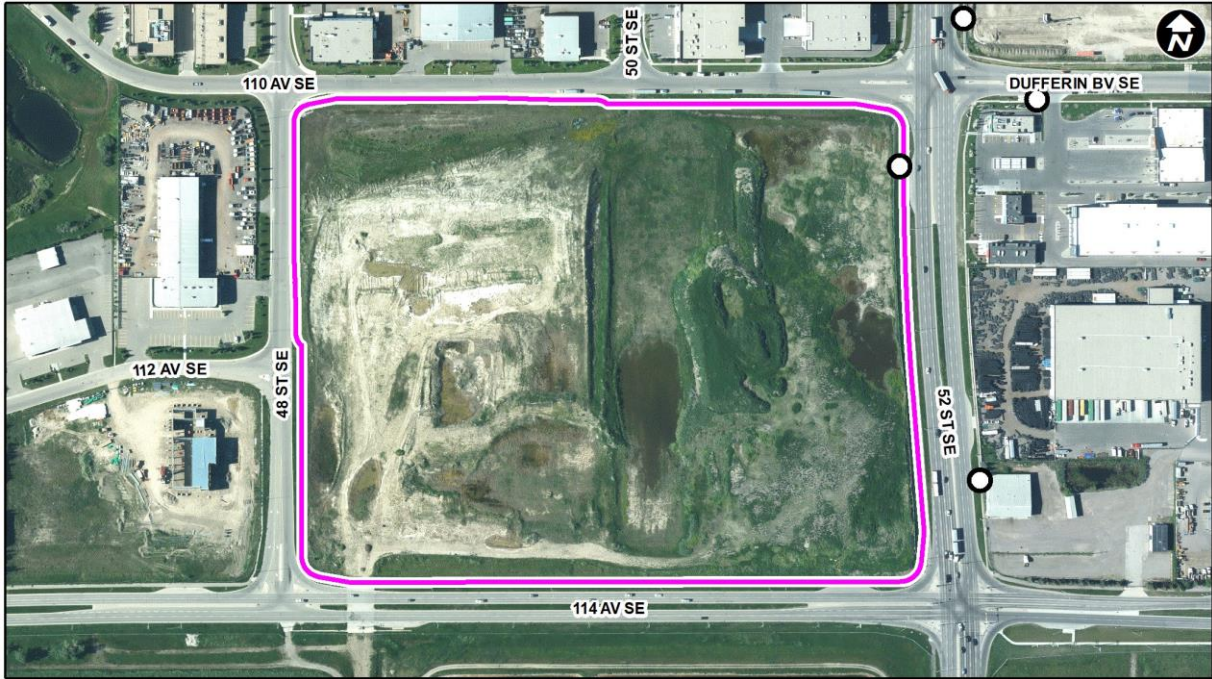
The surrounding area is designated Industrial – General (I-G) District and Industrial – Commercial (I-C) District to the north, east, and west. Lands to the south are designated Direct Control ([89D2021](#)) District which accommodates a Power Generation Facility – Large facility (solar farm). The Shepard wastewater treatment plant is located southeast of the subject site at the corner of 114 Avenue SE and 52 Street SE. This area is generally characterized by light and medium intensity industrial uses and small-scale commercial uses to support the larger industrial nature of the area.

Community Peak Population Table

There is no community population data available for this area as this area is primarily industrial.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Special Purpose – Future Urban Development (S-FUD) District is intended for lands that are awaiting urban development and utility servicing and is intended to provide a limited range of temporary uses that can easily be removed when land is redesignated to allow for more urban forms of development.

The proposed Industrial – General (I-G) District allows for a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The I-G District has no maximum building height for parcels that are not directly adjacent to a parcel designated as Special Purpose – School, Parks, and Community Reserve (S-SPR) District and provides rules that guide development on parcels that are serviced and un-serviced by city infrastructure. For serviced I-G District parcels, development may have a Floor Area Ratio (FAR) of up to 1.0. For un-serviced I-G parcels, the maximum building size is 1,600 square metres.

Development and Site Design

If this application is approved by Council, the rules of the proposed I-G District will provide guidance for future site development including appropriate uses, building massing, height, screening, landscaping and parking.

Transportation

Pedestrian and vehicular accesses to the subject site will be available along 110 Avenue SE and 48 Street SE. No direct vehicular access will be permitted to/from 114 Avenue SE and 52 Street SE. A Transportation Impact Assessment (TIA) and a Parking Study were not required for this land use application. A Local TIA, with a scope that is approved by a City of Calgary Senior Transportation Engineer, will be required with the submission of the Development Permit application. At the time of development, this site will be required to contribute funds towards the cost of a traffic signal at 52 Street SE and 110 Avenue SE. Transit Service is available along 52 Street SE and 114 Street SE for route 23 (52 Street East) and route 150 (114 Avenue SE). Existing Always Available for All Ages and Abilities (5A) Network pathways are available along 52 Street SE and 114 Avenue SE.

Environmental Site Considerations

No environmental concerns have been identified at this time. The overall environmental site conditions for the original property were previously reviewed and addressed with the Westco Business Centre Outline Plan (LOC2002-0029), although this portion of the site was excluded from that application as a future development area. This proposed land use amendment does not raise any additional environmental concerns or risks.

Utilities and Servicing

The site is currently unserviced, however the overall utilities and servicing for this development area have been previously contemplated with the Westco Business Centre Outline Plan (LOC2002-0029). As a result, utilities are available adjacent to the site and have been sized and stubbed to accommodate the proposed development. Detailed servicing requirements will be assessed at the Subdivision and/or Development Permit stage. Should any proposed development exceed the anticipated density of the site in the future, any potential upgrades to

the existing services will be determined at the development permit stage and will be at the developer's expense.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject lands are located in the Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The MDP indicates that industrial uses should be maintained as the primary use and emphasizes the importance of having a healthy industrial land base, while also recognizing that industrial areas must offer flexibility to support a variety of uses. The proposed land use redesignation to the I-G District is in keeping with the relevant policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Southeast Industrial Area Structure Plan (Statutory – 1996)

The subject lands are located in the 'Proposed I-2 General Light Industrial District' as identified on Map 2 – Land Use and Transportation Plan in the [Southeast Industrial Area Structure Plan](#) (ASP). Redesignation of the subject parcel to an I-G District aligns with the ASP, as this new land use would allow for industrial uses on the subject parcel, which is the predominant land use in this area.