

Land Use Amendment in East Shepard Industrial (Ward 12) at 11211 and 11235 – 52 Street SE, LOC2023-0191

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 15.66 hectares \pm (38.70 acres \pm) located at 11211 and 11235 – 52 Street SE (Portion of SE 1/4 Section 15-23-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 NOVEMBER 16:**

That Council give three readings to **Proposed Bylaw 17D2024** for the redesignation of 15.66 hectares \pm (38.70 acres \pm) located at 11211 and 11235 – 52 Street SE (Portion of SE 1/4 Section 15-23-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the site to the Industrial – General (I-G) District to allow for a range of light and medium industrial uses.
- This proposal would allow for a range of uses that are complementary to the surrounding context of the area, and that conform to the relevant policies of the *Municipal Development Plan (MDP)* and *Southeast Industrial Area Structure Plan (ASP)*.
- What does this mean to Calgarians? The proposed land use amendment provides for additional light and medium industrial uses that are compatible with the surrounding area and may promote development opportunities in the future.
- Why does this matter? The proposal would allow for additional business and employment opportunities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding the proposal.

DISCUSSION

This application, located in the southeast community of East Shepard Industrial, was submitted by Urban Systems on behalf of the current landowner, The City of Calgary and the future landowner, Enright Capital Ltd., on 2023 July 11. As noted in the Applicant Submission (Attachment 2), the subject lands are in the process of being sold by The City of Calgary for industrial purposes and it is Enright Capital Ltd.'s intent to develop the vacant lands in accordance with the proposed Industrial – General (I-G) District.

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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ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public and the community association was appropriate. No outreach was conducted by the applicant because the proposal is in an industrial area, and there is no community association in this area.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the relevant public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received by Administration.

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

IMPLICATIONS

Social

The proposed land use amendment would allow more flexibility to accommodate different industrial uses and support services that are compatible with the local context.

Environmental

This application does not include any specific actions that address objectives of the *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

The proposed land use amendment allows for additional industrial uses and may make more efficient use of an under-utilized site.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Planning and Development Services Report to
Calgary Planning Commission
2023 November 16

ISC: UNRESTRICTED
CPC2023-1137
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ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 17D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform