

Applicant Submission

Company Name (if applicable):

Stantec

LOC Number (office use only):

Applicant's Name:

Daniel MacGregor

Date:

May 21, 2024

Stantec, on behalf of Shepard Development Corporation (SDC), is please to submit this Land Use Redesignation application for 1.43 ha (3.53 ac) of a land located at 12787 - 40 St SE and legally addressed as (a portion of) Plan 0513118; Block 7; Lot 2.

The subject parcel is located within the East Shepard Industrial community. It lies south of the First Alliance Church, east of Deerfoot Trail SE, and north of other vacant SDC-owned lands zoned as Industrial - Business (I-Bf0.86h28), with Commercial - Regional 3 (C-R3) zoned shopping centre lands to the southeast along 130 Ave SE. The site is ~400m from the future Green Line LRT station.

This application proposes to change the land use designation from Industrial - Business (I-Bf0.86h28) to Industrial - Commercial (I-C). The purpose of the I-C District is to facilitate a blend of complementary light industrial and small-scale commercial uses. This district is designed to accommodate industrial activities without size limitations, while also ensuring that any development provides a transition to other land use districts.

This proposed redesignation aligns with the Calgary MDP's designation of the area as Standard Industrial, which allows for a variety of industrial uses with varying intensities. The MDP acknowledges the importance of industrial areas for economic growth, which is supported this through the I-C designation that permits a combination of light industrial and commercial activities to foster economic diversification.

In addition, this application aligns with the Southeast Industrial ASP. The subject site is identified as Proposed I-2 General Light Industrial District to provide a range of light industrial and associated uses that are compatible with each other and do not adversely affect surrounding non-industrial uses. The Southeast Industrial ASP advocates for a well-organized and efficient development of industrial lands, with the I-C designation enhancing this by allowing diverse industrial activities that can evolve with market demands. It ensures industrial developments are harmonious with nearby non-industrial areas, requiring transitions between different land uses.

The site has sat vacant for a number of years under its current I-B designation, which no longer works for the site. This land use change to I-C will allow for more flexibility to meet current market demands, helping to enhance the area by allowing for a diverse mix of light industrial and commercial uses. It also provides a transition between industrial areas and other areas with compatible small-scale commercial uses. An I-C District is ideally suited for this site.