

Land Use Amendment in East Shepard Industrial (Ward 12) at 12787 – 40 Street SE, LOC2024-0145

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.43 hectares ± (3.53 acres ±) located at 12787 – 40 Street SE (Portion of Plan 0513118, Block 7, Lot 2) from Industrial – Business f0.86h28 (I-B f0.86h28) District to Industrial – Commercial (I-C) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 SEPTEMBER 19:

That Council give three readings to **Proposed Bylaw 277D2024** for the redesignation of 1.43 hectares ± (3.53 acres ±) located at 12787 – 40 Street SE (Portion of Plan 0513118, Block 7, Lot 2) from Industrial – Business f0.86h28 (I-B f0.86h28) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This application seeks to redesignate the site to the Industrial – Commercial (I-C) District to allow for a range of light and medium industrial commercial uses.
- This proposal would allow for a range of uses that are complimentary to the surrounding context of the area and align with relevant policies of the *Municipal Development Plan* (MDP) and the *Southeast Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal provides for additional commercial and 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.
- A development permit for the construction of a private road allowing access to the site has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application in the southeast community of East Shepard Industrial, was submitted on 2024 May 28 by Stantec Consulting on behalf of the landowner Shepard Development Corporation. The 1.43 hectare site is located at the northeast corner of Deerfoot Trail SE and 130 Avenue SE and is currently vacant. The environmental site conditions of this development were previously reviewed and addressed with the Shepard Regional Centre Phase 10 subdivision and associated outline plan. Administration is reviewing an associated development permit (DP2024-4127) which will provide access to the subject site via a private road along the southern edge of the subject site. Administration is also reviewing associated subdivision applications which will establish the broader road network, blocking pattern and lots for this area. This land use application would accommodate a diverse mix of light industrial and commercial uses as noted in the Applicant Submission (Attachment 2).

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

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/interested parties and respective community association was appropriate. In response, the applicant contacted the neighbouring church. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. No public comments were received at the time of writing this report.

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

IMPLICATIONS

Social

The proposed land use district maintains the commercial industrial character of the area while offering social benefits by providing a wider range of commercial uses on the site.

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 development on this site with applicable climate strategies would be explored and implemented at future development permit stages.

Economic

The proposed land use amendment would enable additional flexibility of uses while maintaining a district that allows for industrial and commercial growth.

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
2024 September 19

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CPC2024-0717
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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. **Proposed Bylaw 277D2024**
- 5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform