

Planning and Development Services Report to
Calgary Planning Commission
2025 June 05

ISC: UNRESTRICTED
CPC2025-0574
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**Land Use Amendment in Shepard Industrial (Ward 12) at 2787 – 86 Avenue SE,
LOC2025-0022**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.01 hectares \pm (0.03 acres \pm) located at 2787 – 86 Avenue SE (Plan 0112703, Block 1, Lot 1) from Mixed Use – General (MU-1f3.5h50) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Mixed Use – General (MU-1f3.5h50) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 5:

That Council give three readings to **Proposed Bylaw 110D2025** for the redesignation of 0.01 hectares \pm (0.03 acres \pm) located at 2787 – 86 Avenue SE (Plan 0112703, Block 1, Lot 1) from Mixed Use – General (MU-1f3.5h50) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Mixed Use – General (MU-1f3.5h50) District.

HIGHLIGHTS

- This application proposes to change the designation of a small portion (140 square metres) of this property to allow for the minor realignment of the boundary line between the portions of the property already designated as Mixed Use – General (MU-1f3.5h50) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.
- The boundary realignment will create a more efficient use of the land for each of these land uses and the proposal is in alignment with the *Municipal Development Plan* (MDP) and *Millican-Ogden Community Revitalization Plan* (ARP).
- What does this mean to Calgarians? Given that the existing land use boundary lines between the MU-1 and S-SPR land use areas indents in a zig-zag manner, the proposal would better provide for the efficient delivery of residential and mixed use development near a future Green Line light rail transit (LRT) station. It would also allow for a more efficient future park space.
- Why does this matter? The landowners wish to leverage the planned infrastructure investment of the Green Line, while developing the site in the most efficient manner possible.
- A development permit for 328 residential units has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the southeast community of Shepard Industrial was submitted by Carlisle Group on behalf of the landowner, City Vibe Developments Inc. on 2025 February 11. The overall property is approximately 4.15 hectares (10.28 acres) in size and is currently developed with a mobile home park. On 2021 September 13, Council approved the

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redesignation of the property to MU-1f3.5h50 and S-SPR Districts. The site has not yet been subdivided.

As indicated in the Applicant Submission (Attachment 2), the purpose of this land use amendment application is to adjust the boundary line between the two existing land uses on the property, which will result in an equal redistribution of land area for both land uses. This includes the slight relocation of 66 square metres (710 square feet) of land area designated for future park use (S-SPR District) space and the slight relocation of 66 square metres (710 square feet) of land area designated for mixed use residential/commercial use (MU-1 District). This will better realign the current boundary which indents into the MU-1 land use area in a triangle, zigzag pattern. The outcome will result in an equal swap of land between both land uses.

A development permit (DP2025-02706) for a six-storey residential development with 328 units across two buildings was submitted on 2025 May 8 and is under review.

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 the respective community association was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 3) for rationale why outreach was not conducted.

City-Led Outreach

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

Administration received two letters of opposition from the public. The letters of opposition included concerns that the existing mobile home residents will be displaced.

There is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate given that the application is a minor adjustment to the boundary lines of both existing MU-1 and S-SPR land use districts that Council previously approved in 2021. The building and site design, number of units and on-site parking is being reviewed and will be determined as part of the associated development permit.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

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 future development on this site with applicable climate strategies is being explored and encouraged as part of the associated development permit.

Economic

Redevelopment of the site could capitalize on the investment of the nearby future Green Line LRT station by adding hundreds of homes in the area. Future residents and commercial opportunities could further support the local economy while providing additional opportunities for local small businesses to grow.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 110D2025**
- 5. CPC Member Comments**
- 6. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform