

Background and Planning Evaluation

Background and Site Context

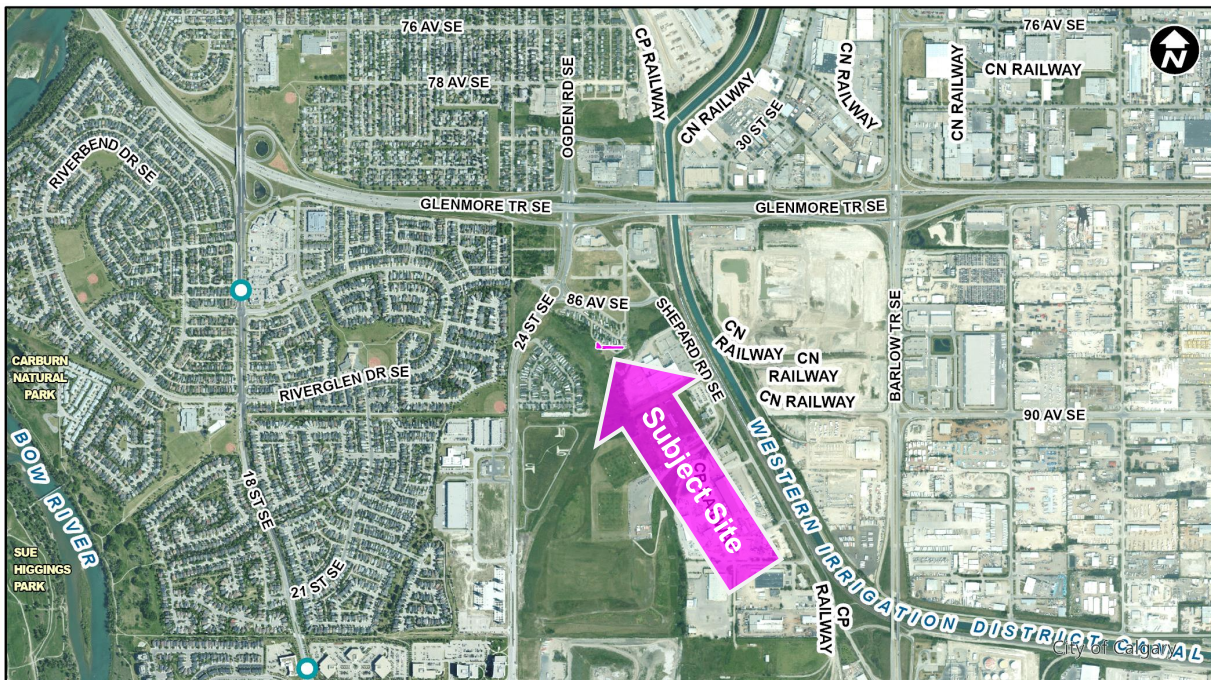
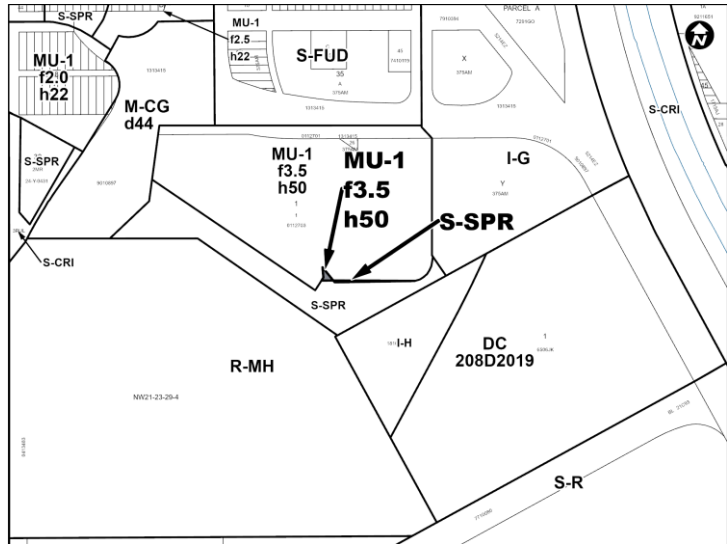
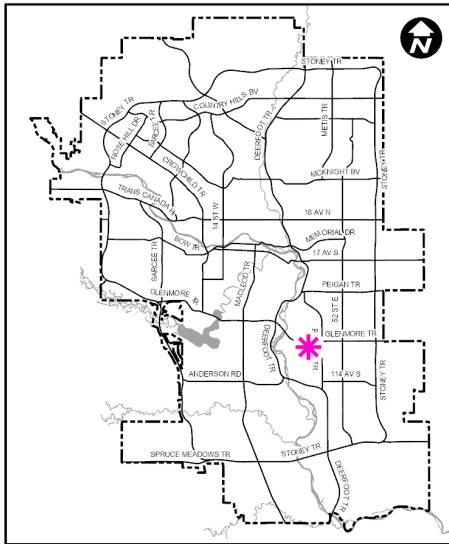
The subject site is located in the southeast community of Shepard Industrial, adjacent to 86 Avenue SE and approximately 150 metres (a two-minute walk) southwest of the future South Hill Green Line Light Rail Transit (LRT) Station. The overall parcel size is approximately 4.15 hectares (10.28 acres) and is currently developed with the Caravan Mobile Home Park. However, a much smaller 140 square metres (0.03 acres) of the overall site is subject to this land use amendment proposal.

The southern portion of the parcel is gently sloping land while the majority of the site is predominantly flat at the top of the slope. An industrial development is to the southeast of the site and the South Hill Mobile Home Park to the southwest. The remainder of the immediate area has recently gone through significant transportation infrastructure re-alignment and upgrades which required the expropriation of many sites, and as such the area is currently largely undeveloped. The future South Hill Green Line LRT Station is currently planned and funded as part of the ongoing Green Line LRT project.

Community Peak Population Table

There is no community population data for the industrial community of Shepard Industrial.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently designated as Mixed Use – General (MU-1f3.5h50) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. The MU-1f3.5h50 District is intended to accommodate mixed-use development with flexibility to provide commercial uses within the building. The district allows for street-oriented building design with facades that have multiple uses and frequent entries at-grade facing the street. The maximum floor area ratio (FAR) allowed is 3.5 and the maximum building height is allowed is 50.0 metres (approximately 15 storeys).

The S-SPR District is intended to provide for schools, parks, open space and recreation facilities. This land use district is only applied to land dedicated as Reserve (MR) or other reserve dedications pursuant to the *Municipal Government Act*.

As indicated in the cover report, the intent of this application is to realign the small portions of boundary between these two existing land use areas, resulting in more rational parcel shapes achieved through an equal swap of land use area (approximately 140 square metres). The proposed S-SPR District portion will facilitate the development of future MR on the subject site triggered by a future subdivision of the parcel.

An outline plan is normally required for redesignation applications which include a subdivision to lay out the land use framework, road network and public utility infrastructure. However, due to

there being no public roads or utility infrastructure on this site and the very small size of the affected land area, an outline plan was not required as part of this current application, nor the previously approved land use application (LOC2020-0108), which established the M-U1f3.5h50 District and the S-SPR District on the site.

Development and Site Design

If this application is approved by Council, the subject site will be more optimally configured to provide transit-oriented development in conjunction with associated public open space. The rules of the proposed M-U1f3.5h50 District will provide guidance for site development including appropriate uses, height, building setbacks, parking, and landscaping and are being taken into account as part of the review of the associated development permit.

Transportation

A Transportation Impact Assessment was submitted in support of the previous approved application, LOC2020-0108, and is sufficient for the proposed minor land use changes.

Environmental Site Considerations

A Phase I Environmental Site Assessment report was submitted in support of the previous approved application (LOC2020-0108), and based on the findings, no further assessment was required. The site is within the non-operating Ogden Dry Waste Landfill 300 metre setback boundary. The development restrictions detailed in Section 13 of the *Subdivision and Development Regulation* (AR 43/2002) are applicable in this area. The proposed land use districts comply with the *Subdivision and Development Regulation*.

Utilities and Servicing

A Sanitary Servicing Study was prepared in support of LOC2020-0108. The existing sanitary network can support the proposed land use amendment without the need for upgrades. There are existing public water and sanitary mains that run through the site, and the developer will be responsible for relocating these mains upon redevelopment. A servicing memo that reviewed options for site stormwater management was prepared for LOC2020-0108, and an update to the area Stormwater Management Report will be required with the associated development permit or tentative plan, along with an updated Water Network Plan.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within a Community Activity Centre as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The proposed land use amendment is in keeping with the MDP policies for Community Activity Centres requiring a minimum 150 jobs and population intensity per hectare.

Given that the site forms part of a larger overall development, the proposal meets the MDP policies by:

- shaping a compact urban form by implementing a mixed-use development within close proximity to a future primary transit network;
- increasing transit ridership by facilitating transit-oriented development in close proximity to the future South Hill Green Line Station;
- linking land use direction with transit and optimizing infrastructure; and
- concentrating jobs and people in well-connected locations.

Transit Oriented Development Policy Guidelines (2004)

The subject site is situated within a 150 metre radius (two-minute walk) of the future South Hill Green Line LRT Station. The [Transit Oriented Policy Guidelines](#) seeks to implement a sustainable approach to urban planning and land use with social, environmental, and economic objectives. The proposed land use districts support transit-oriented development in close proximity to The City's Primary Transit Network.

Calgary Climate Strategy (2022)

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

Subdivision and Development Regulations (Alberta Regulation – 2002)

The site is within a legislated setback from the landfill and is governed by Section 13 of the Province of Alberta *Subdivision and Development Regulation* (AR 43/2002). These regulations limit certain uses (residences, food establishments, schools, hospitals, etc.) from locating within the prescribed setback (within 300 metres of the disposal area) through the subdivision and development permit process. A variance to this prohibition may be granted if it can be demonstrated that Provincial requirements have been met. These matters will be addressed at the development permit stage of development.

Millican-Ogden Community Revitalization Plan (Statutory – 1999)

The subject site is identified as Policy Review on Map 7: Proposed Land Use Policies in the [Millican-Ogden Community Revitalization Plan](#), which includes the statutory area redevelopment plan. The plan indicates that the property is appropriate for mixed-use development of a height of up to 15 storeys. The application is therefore in alignment with policy.