

Policy and Land Use Amendment in Shepard Industrial (Ward 12) at 11519 – 29 Street SE, LOC2024-0256

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 1.75 hectares \pm (4.32 acres \pm) located at 11519 – 29 Street SE (Plan 0813806, Block 24, portion of Lot 4) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h46) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 19:

That Council:

1. Give three readings to **Proposed Bylaw 64P2025** for the amendment to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 136D2025** for the redesignation of 1.75 hectares \pm (4.32 acres \pm) located at 11519 – 29 Street SE (Plan 0813806, Block 24, portion of Lot 4) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h46) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for commercial and residential uses in street-oriented buildings.
- The proposal allows for an appropriate building form and set of uses in a Transit Oriented Development (TOD) area within approximately 100 metres of the established Douglas Glen Bus Rapid Transit (BRT) Terminal and the future Douglas Glen Green Line Light Rapid Transit (LRT) Station. The application is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use amendment would enable more and diverse housing opportunities, support alternative modes of transportation and allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would provide housing opportunities, align with The City's growth direction and infrastructure investments and contribute to creating a vibrant TOD site in proximity to a future LRT station.
- Amendments to the *Southeast Industrial Area Structure Plan* (ASP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This application, located in the southeast community of Shepard Industrial was submitted by Rick Balbi Architect on behalf of the landowner, McTel Property Corporation and Nuera GP Holdings Inc., on 2024 October 17.

The subject site is an approximately 1.75 hectare (4.32 acre) portion of a larger site. A subdivision application (SB2025-0160) to separate the subject site from the larger parcel was submitted on 2025 April 28 and is currently under review. The site is located within approximately 100 metres (a two-minute walk) south of the Douglas Glen BRT Terminal, which is also the site of the future Douglas Glen Green Line LRT station. The site is approximately 50 metres (a one-minute walk) southeast of the Douglas Square Shopping Centre, which provides numerous commercial, retail and community services.

As per the Applicant Submission (Attachment 3), the intent of this application is to enable the development of a multi-residential development. The proposed Mixed Use – General (MU-1f3.0h46) District would allow for a maximum floor area ratio (FAR) of 3.0 and a maximum building height of 46 metres or about 14 storeys.

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 Ward 12 Councillor's Office and the Douglas Quarry Community Association (CA) to share the project information and obtain feedback. The Applicant Outreach Summary can be found in Attachment 4.

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.

No public comments were received at the time of writing this report. The community of Shepard Industrial does not have a community association; however, Administration contacted the Douglas Quarry CA through their contact page on the community website. No comments from the CA were received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proximal location of the subject site to the established Douglas Glen BRT Terminal and the future Douglas Glen Green Line LRT station

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and a large commercial area (Douglas Square Shopping Centre) makes this a prime location to develop high density housing. The building and site design, number of units and on-site parking will be reviewed and determined at the future development permit stage.

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 proposed land use district would allow for a wider range of housing types that do not exist in the area and may provide a broader diversity of housing that would better accommodate the housing needs of different age groups, lifestyles and demographics within the community.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

The proposed land use amendment would enable the development of housing and support established infrastructure, local business and employment opportunities within the area by increasing the community's population.

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. **Proposed Bylaw 64P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 136D2025**
6. **CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
2025 June 19**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform