

Applicant Submission

2025 March 25

This application is for a proposed land use amendment in the community of Shepard Industrial, from Direct Control based on the C-4 General Commercial District (2P80) to Mixed Use – General (MU-1f3.0h46) to support the future development of a multi-storey mixed-use development across multiple buildings.

The subject area of the parcel for redesignation is located at 11519 29 Street SE with a total area of approximately 1.75 hectares. The remaining portion of the site to the southwest is not included in the scope of this land use amendment application. The site is located in an area comprised primarily of various commercial and light industrial uses, and is bounded by 114 Avenue SE to the northeast, 29 Street SE to the east and southeast, and a local road right-of-way to the northwest. 24 Street SE is located west of the site, connecting directly to Deerfoot Trail SE (\pm 400 m), and the residential communities of Douglas Glen to the west and Douglasdale to the south are located across 24 Street SE and Deerfoot Trail SE, respectively. Development on the subject site is currently underway to support a new multi-residential complex along the southwestern portion of the parcel (DP2024-00045).

The site is identified within the Municipal Development Plan (MDP) as the Standard Industrial typology. The site is in proximity of the Quarry Park Community Activity Centre along 24 Street SE, an area which encompasses a variety of industrial, commercial, and institutional uses. The site is also identified within the Southeast Industrial Area Structure Plan (ASP) as Existing Commercial.

The primary intent of this application is to provide an opportunity for residential densification within the Douglasdale/Douglas Glen area while creating flexibility for potential future developments. The current Direct Control district for the subject site is based on the regulations of the C-4 General Commercial District from Land Use Bylaw 2P80, which allows for a Dwelling Unit use; however, it states that for any units proposed for the site, a minimum of 25.0% of the proposed gross floor area of any building must be dedicated for commercial uses. This requirement, when assessed in conjunction with the maximum gross floor area for the subject site and the other regulations tailored for purely commercial development, forces a restriction on the density potential for the site.

There continues to be an ongoing conflict between the various influences affecting the site and the surrounding context. The MDP generally discourages industrial erosion, and this is further supported by the objectives of the Southeast Industrial ASP, which require careful analysis of any commercial development to ensure continued viability for the primarily industrial areas to the north and the east. As the site is within the Existing Commercial classification under the directives of the ASP, this provides opportunity for alternative development; however, this does not take recent area developments and conditions into consideration. The continued growth of the Quarry Park area has created many complications for office uses surrounding the area, and a high-intensity commercial sector does not possess long-term viability for commercial

businesses due to lack of reasonable absorption of traffic from the existing infrastructure at this location for the foreseeable future.

With the recent changes to the Green Line initiative, this has left any undeveloped land within the Douglasdale area with limited options. Focusing on provisions for mixed-use development will aim to provide opportunities for increased density in the neighbourhood while providing flexibility for considering small-scale support commercial frontage in future development – uses such as restaurants, retail, and personal services. This commercial component can be designed to encourage support from both the public realm and the internal site while removing the use area requirements to allow flexibility with future market conditions. This will also provide more consistency in site and use regulations that are aligned with the current needs for new development.

The proposed land use amendment will define a zoning district that is supportive of the existing context and uses, given that high-intensity commercial is not supported by the immediate area. As such, we would respectfully request your support of this application.

Mitchell Martens

Municipal Liaison

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