

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0641  
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**Road Closure and Land Use Amendment in South Foothills (Ward 12) adjacent to 8945 – 38 Street SE, LOC2017-0402, Bylaws 6C2018 and 200D2018**

**EXECUTIVE SUMMARY**

This land use amendment application was submitted on 2017 December 22, by IBI Group, representing Remington Development Corporation. The application proposes to close a portion of undesignated road right-of-way adjoining 8945 – 38 Street SE and redesignate the closed road to Industrial – General (I-G) District.

The applicant is in negotiations with the City of Calgary Real Estate & Development Services to close and purchase the subject road right-of-way, which has been deemed as surplus. The closed road right-of-way will be consolidated with 8945 – 38 Street SE.

The proposal is aligned with the applicable city-wide policies of the Municipal Development Plan and the land use policies of the Southeast Industrial Area Structure Plan. The proposed land use redesignation to Industrial – General (I-G) District is consistent with the adjacent lands, and access to all existing utilities will be maintained via an easement or utility right-of-way agreement.

**ADMINISTRATION RECOMMENDATION:**

That the Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed closure of 0.52 hectares  $\pm$  (1.28 acres  $\pm$ ) of road (Plan 1810720 Area 'A') adjacent to 8945 – 38 Street SE, with conditions (Attachment 2).
2. Give three readings to the proposed closure bylaw.

**Moved by: J. Scott**

**Carried: 6 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 0.52 hectares  $\pm$  (1.28 acres  $\pm$ ) of closed road (Plan 1810720, Area 'A') adjacent to 8945 – 38 Street SE from Undesignated Road Right-of-Way to Industrial – General (I-G) District.
4. Give three readings to the proposed bylaw.

**Moved by: J. Scott**

**Carried: 6 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 31:**

That Council hold a Public Hearing on Bylaws 6C2018 and 200D2018; and

1. **ADOPT** the proposed closure of 0.52 hectares  $\pm$  (1.28 acres  $\pm$ ) of road (Plan 1810720 Area 'A') adjacent to 8945 – 38 Street SE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 6C2018.

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3. **ADOPT** the proposed redesignation of 0.52 hectares  $\pm$  (1.28 acres  $\pm$ ) of closed road (Plan 1810720, Area 'A') adjacent to 8945 – 38 Street SE from Undesignated Road Right-of-Way to Industrial – General (I-G) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 200D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

The owners of the adjoining parcels to the east and west of the subject road right-of-way, Remington Development Corporation, are in the process of designing a comprehensive industrial redevelopment, known as 'Barlow Crossing'. The proposed land use redesignation of the road right-of-way to Industrial – General (I-G) District will allow consolidation with the adjacent parcels and flexibility in the design process.

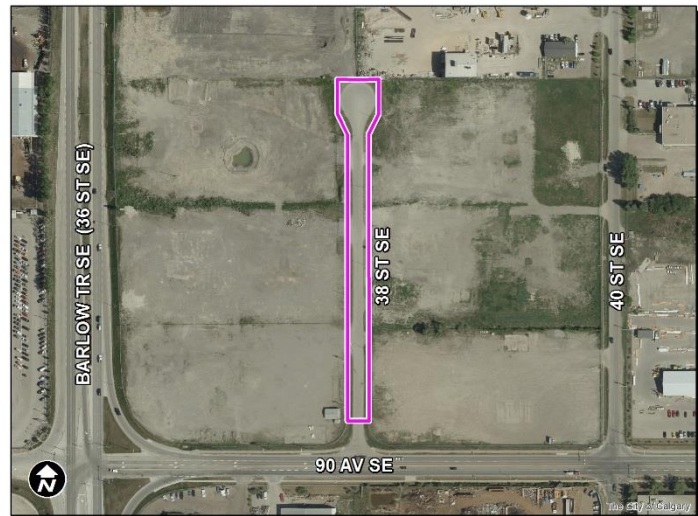
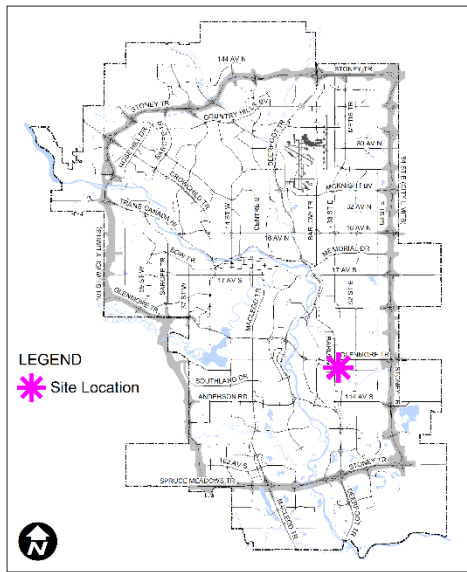
As a first phase of future redevelopment, a development permit application (DP2017-5149) was approved on 2018 May 03 for a new Car Wash, Gas Bar, Convenience Food Store and associated signage at 8945 – 38 Street SE.

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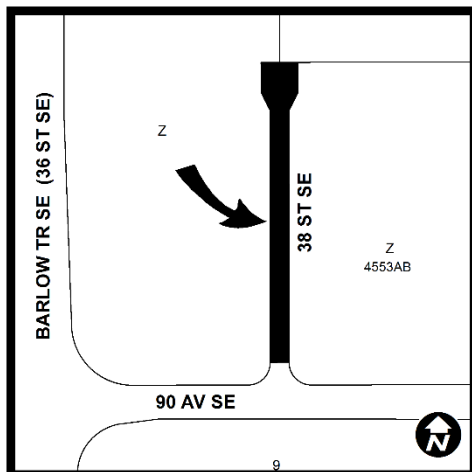
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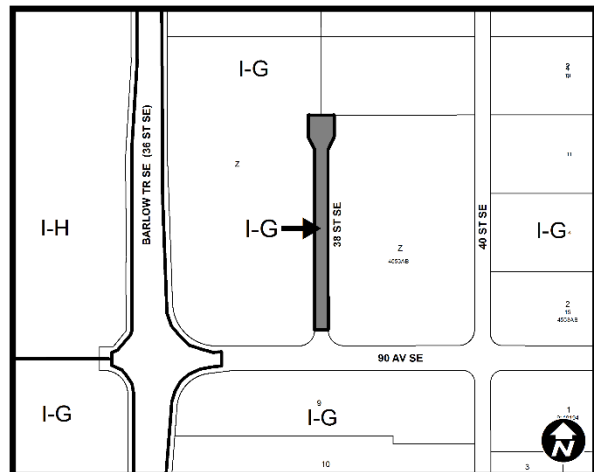
**Location Maps**



**Road Closure Map**



**Proposed Land Use Map**



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**Site Context**

The subject site is located to the east of Barlow Trail SE and north of 90 Avenue SE, in the community of South Foothills. This application proposes the road closure and land use redesignation of 38 Street SE. The road right-of-way is approximately 0.52 hectares (1.28 acres) in size, generally flat and has vehicular access onto 90 Avenue SE.

The Industrial – General (I-G) District is the predominant land use designation surrounding this road right-of-way, however, the site directly west on Barlow Trail SE is designated Industrial – Heavy (I-H) District.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed Industrial – General (I-G) District would allow the applicant to incorporate the land with the adjacent parcels to create a comprehensive industrial redevelopment. The application is compatible with the uses and developments in the surrounding area and meets the objectives of the applicable policies outlined in the Strategic Alignment section of this report.

**Land Use**

This application seeks to redesignate an undesignated road right-of-way to Industrial – General (I-G) District. The Industrial – General (I-G) District is intended to facilitate a wide variety of light and medium general industrial uses and a limited number of support commercial uses, parcels typically located in internal locations and uses and buildings that may have little or no relationship to adjacent parcels.

**Infrastructure**

***Transportation***

The internal road network within the proposed comprehensive redevelopment known as ‘Barlow Crossing’ will be private to accommodate a flexible site layout. A Transportation Impact Assessment (TIA) was submitted with the related development permit application (DP2017-5419). Various improvements and conditions were identified that will be required under future development permit applications.

***Utilities and Servicing***

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration’s standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

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

There is no community association in this area. No letters from adjacent landowners or the general public were received.

***Engagement***

No public meetings were conducted by the applicant or Administration in direct relation to this road closure and land use redesignation.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory, 2014)***

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposed road closure and land use amendment is consistent with the SSRP policies including the Efficient Use of Land policies (Section 5) Land Use Patterns policies (Section 8).

***Municipal Development Plan (Statutory, 2009)***

The subject site is identified under Map 1 'Urban Structure' of the Municipal Development Plan (MDP), as Standard Industrial area. Several policies within Section 3.7 'Industrial Areas' are relevant to the subject site, including:

- 3.7.1(a) Industrial uses should continue to be the primary use; and
- 3.7.1(b) Allow for the development and retention of a broad range of industrial uses and a variety of industrial parcel sizes.

The proposed redesignation will allow the consolidation of the parcel with the adjacent Industrial – General (I-G) industrial uses and meets the MDP objectives.

***Southeast Industrial Area Structure Plan (Statutory, 1996)***

The subject site is located within the 'Existing I-4 Limited Serviced Industrial District' on Map 2 of the Southeast Industrial Area Structure Plan. This district is intended to accommodate a variety of future industrial uses. The proposed road closure and land use redesignation is consistent with this policy.

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**Social, Environmental, Economic (External)**

The proposed road closure and land use redesignation will allow future industrial uses and employment opportunities once the land is incorporated into the adjacent Industrial – General (I-G) District parcels.

No environmental concerns were identified at this time.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget:***

The proposed road closure and land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed road closure and land use redesignation is aligned with applicable policies identified in the Municipal Development Plan (MDP) and the Southeast Industrial Area Structure Plan (ASP). The proposed road closure and redesignation will also set the stage for future redevelopment of the adjacent parcels.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Road Closure Conditions
3. Proposed Bylaw 6C2018
4. Proposed Bylaw 200D2018