

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

ISC: UNRESTRICTED
CPC2018-0703
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Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) portion of Shepard Road SE adjacent to 27 Street SE, LOC2018-0029, Bylaws 7C2018 and 208D2018

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Tronnes Geomatics on 2018 February 08 on behalf of the City of Calgary. This combined road closure and land use redesignation proposes to close a portion of undesignated road right-of-way that exists on the east side of Shepard Road SE and 27 Street SE, south of 84 Avenue SE and north of 85 Avenue SE. The proposed land use amendment would redesignate the site to Industrial – General (I-G) District. This application was submitted by Tronnes Geomatics on 2018 February 08.

The applicant is in negotiations with The City of Calgary's Real Estate & Development Services group to close and purchase the subject road right-of-way. The road closure and redesignation is part of negotiations to exchange the subject lands for land on the east side of 8428 Shepard Road SE which is required for the future South Hill Light Rapid Transit (LRT) Station. The proposed parcel will be consolidated with 8428 Shepard Road SE.

The proposal is aligned with the applicable city-wide policies of the Municipal Development Plan (MDP), the land use policies of the Millican-Ogden Community Revitalization Plan (CRP) and the current draft of the *South Hill Station Area Plan*. The proposed land use redesignation to Industrial – General (I-G) District is consistent with the adjacent lands.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 0.043 hectares \pm (0.11 acres \pm) of road (Plan 1810992 Area 'A') along Shepard Road SE adjacent to 27 Street SE, with conditions (Attachment 2); and

2. Give three readings to the proposed closure bylaw.

Moved by: J. Gondek

Carried: 7 – 0

3. **ADOPT**, by bylaw, the proposed redesignation of 0.043 hectares \pm (0.11 acres \pm) of closed road (Plan 1810992, Area 'A') along Shepard Road SE adjacent to 27 Street SE from Undesignated Road Right-of-Way to Industrial – General (I-G) District; and

4. Give three readings to the proposed bylaw.

Moved by: J. Gondek

Carried: 7 – 0

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RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaws 7C2018 and 208D2018; and

1. **ADOPT** the proposed closure of 0.043 hectares \pm (0.11 acres \pm) of road (Plan 1810992 Area 'A') along Shepard Road SE adjacent to 27 Street SE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 7C2018.
3. **ADOPT** the proposed redesignation of 0.043 hectares \pm (0.11 acres \pm) of closed road (Plan 1810992, Area 'A') along Shepard Road SE adjacent to 27 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 208D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This site is currently within the lands covered by the *Millican-Ogden Community Revitalization Plan* (CRP), however the *South Hill Station Area Plan* is currently being drafted to guide development focused around the South Hill Station Area and Primary Transit Hub. The South Hill Station Area will transition from the *Millican-Ogden CRP* to the *South Hill Station Area Plan* once approved.

Through the South Hill Station Area planning process, The City entered discussions to acquire land on the east side of 8428 Shepard Road SE in exchange for the proposed road closure area. The proposed road closure area has been deemed as surplus with the realignment and closure of portions of Shepard Road SE. The proposed land use redesignation of the road right-of-way to Industrial – General (I-G) District will allow consolidation with the adjacent parcel and supports the South Hill Station Area development plans.

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Site Context

The subject site is located south of Glenmore Trail SE at the intersection of Shepard Road SE and 27 Street SE. The residential communities of Riverbend and Ogden are located to the west and north. Foothills, South Foothills, and Shepard Industrial areas are located to the northeast, east, and south.

The Canadian Pacific (CP) Railway line and Western Irrigation District Canal run adjacent to the site on the east. The adjacent parcels to the south and northwest are designated Industrial – General (I-G) District. The parcels to the southwest and a small parcel to the north are designated as Special Purpose – Future Urban Development (S-FUD) District.

Realignment of the road network within the area has occurred to facilitate and connect to the new Ogden Road SE overpass at Glenmore Trail SE and to accommodate the future South Hill LRT Station. This application is compatible with the changes to the road network and the future plans for the area.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

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 are typically located in internal locations and uses and buildings may have little or no relationship to adjacent parcels.

Infrastructure

Transportation Networks

A Transportation Impact Assessment (TIA) and parking study was not required for the proposed road closure and land use redesignation. The road closure and subsequent consolidation with the adjacent parcel will assist in the provision of future access for the parcel as the Green Line development and South Hill LRT Transit Station are constructed. With this transfer of land and road closure, an important portion of land will be acquired on the east side of the parcel to accommodate the needs of the LRT right-of-way. Future redevelopment of the subject parcel, access, parking, loading and pedestrian connectivity will be reviewed by Transportation Planning.

Utilities and Servicing

Presently a watermain and sanitary sewer exist within the road closure area. The removal and/or relocation of these existing utilities, or registration of an easement or utility right-of-way is required for the protection of the utilities.

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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.

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, and 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 (MDP) (Statutory, 2009)

The subject site is identified under Map 1 'Urban Structure' of the Municipal Development Plan (MDP), as being within a Community Activity Centre (CAC). The proposed redesignation allows a portion of surplus road right-of-way to be consolidated with the adjacent parcel in order to support future Green Line LRT Station plans. This proposal supports the development of the future South Hill Station Area which meets the MDP objectives to:

3.3.3 (f) support the development of CACs with timely investment in the Primary Transit Network.

Millican-Ogden Community Revitalization Plan (CRP) (Statutory, 1999)

On 1993 December 20 Council directed Administration to carry out a comprehensively designed Area Redevelopment Plan (ARP) as a pilot project for the Millican-Ogden community. This ARP is different as it utilizes a community development approach including broad based community participation in decision making regarding community issues and needs including land use and transportation matters. As noted in the document, the Plan incorporates the ARP.

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The subject site is located within the 'Light industrial' area on Map 5: Proposed Land Use Policies in the *Millican-Ogden CRP*. This area is intended to accommodate general light industrial uses while minimizing potential impacts to future LRT alignment throughout the South Hill area. The proposed road closure and land use redesignation are consistent with this policy and does not conflict with the South Hill LRT Station alignment.

Social, Environmental, Economic (External)

The proposed road closure and land use redesignation will support the future South Hill Station Plan Area.

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 proposal is aligned with the applicable policies of the *Municipal Development Plan* and the *Millican-Ogden CRP*, and supports the development of future South Hill Station Area. The proposed road closure has been deemed as surplus with the realignment and closure of portions of Shepard Road SE. The proposed land use redesignation of the road right-of-way to Industrial – General (I-G) District is consistent with the adjacent lands.

ATTACHMENTS

1. Applicant's Submission
2. Proposed Road Closure Conditions
3. Proposed Closure Bylaw 7C2018
4. Proposed Bylaw 208D2018