

Planning & Development Report to  
Calgary Planning Commission  
2018 June 14

ISC: UNRESTRICTED  
CPC2018-0612  
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**Land Use Amendment in Fairview Industrial (Ward 9) at 7056 Farrell Road SE,  
LOC2018-0065, Bylaw 209D2018**

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**EXECUTIVE SUMMARY**

This application was submitted on 2018 March 22 by O2 Planning and Design on behalf of the landowner 1414234 Alberta Ltd (PBA Land Development Ltd). This application proposes to redesignate the subject parcel from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to allow for:

- industrial developments with support commercial uses (e.g. warehouses with commercial storefronts, restaurants, retail stores, industrial buildings with offices and retail stores);
- a maximum building height of 12 metres (a decrease from the current maximum of 16 metres); and
- the uses listed in the proposed I-C designation.

If this application is approved by City Council, the building design, size and mix of uses and site layout details such as parking, landscaping and site access will be determined later at the development permit review stage.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.88 hectares  $\pm$  (4.62 acres  $\pm$ ) located at 7056 Farrell Road SE (Plan 5701JK, Block 40) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

**Moved by: E. Woolley**

**Carried: 5 – 0**

Absent: Mr. Palmiere and Mr. Scott left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

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

That Council hold a Public Hearing on Bylaw 209D2018; and

1. **ADOPT** the proposed redesignation of 1.88 hectares  $\pm$  (4.62 acres  $\pm$ ) located at 7056 Farrell Road SE (Plan 5701JK, Block 40) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 209D2018.

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

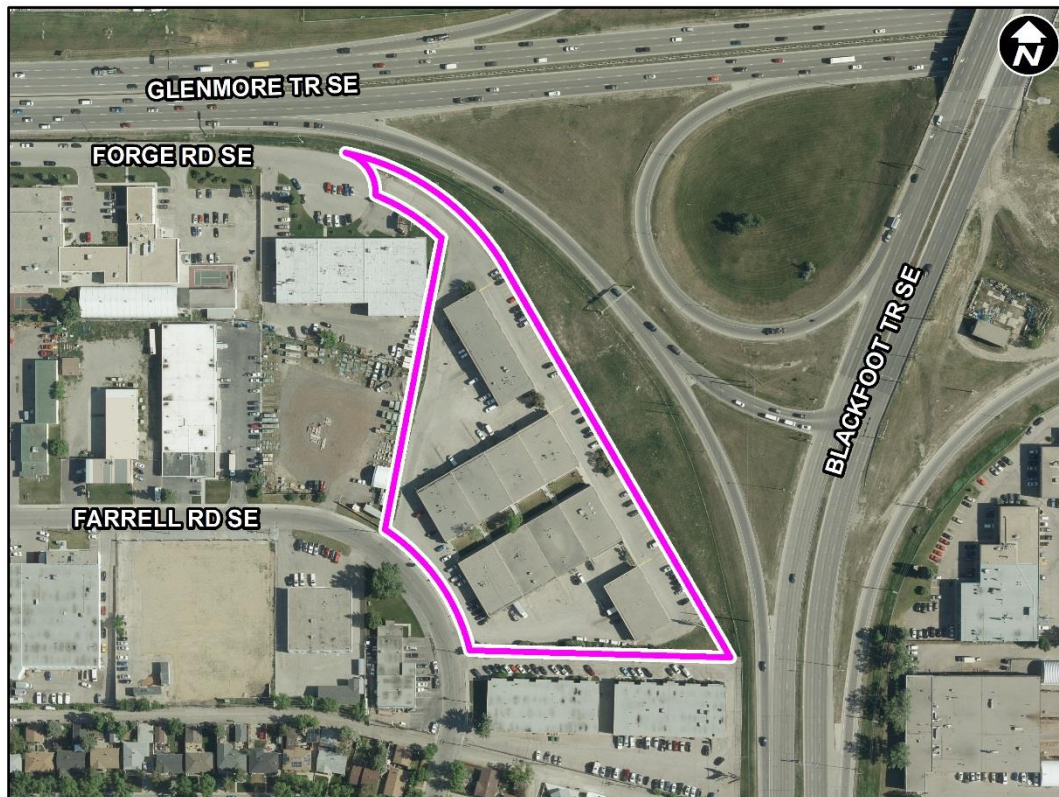
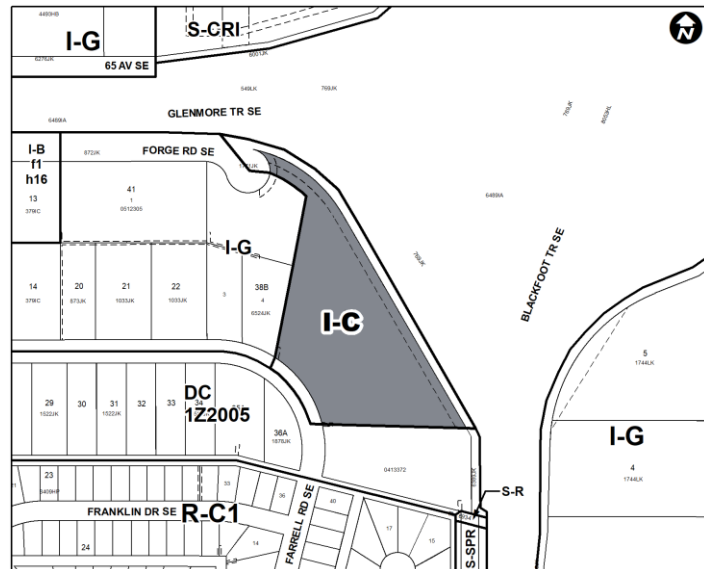
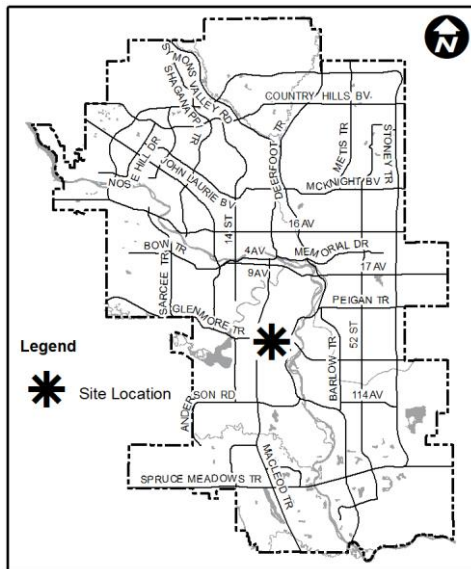
None.

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Location Maps



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**Site Context**

The subject site is located in southeast industrial area of Fairview Industrial, south of Glenmore Trail SE and west of Blackfoot Trail SE. Industrial – General (I-G) District properties exist to the northwest of the subject property. *Direct Control Bylaw 1Z2005* properties exist to the southwest and south of the subject property. *Direct Control Bylaw 1Z2005* is a direct control district based on the General Light Industrial (I-2) District of *Land Use Bylaw 2P80*.

The site's total area is approximately 1.87 hectares  $\pm$  (4.62 acres  $\pm$ ). Presently, the subject site is developed with four one-storey industrial buildings. On-site parking is accessed from Farrell Road SE and Forge Road SE.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal is to allow for industrial commercial development on Farrell Road SE. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

**Land Use**

This application is to redesignate the site from the existing Industrial - General (I-G) District to an Industrial – Commercial (I-C) District. The I-C District is intended for light industrial and small scale commercial uses that are compatible with and complement light industrial uses.

The intent of this application is to allow for professional services, offices, and retailers. Alternative land use options were explored by Administration and the applicant. The two industrial land use districts in *Land Use Bylaw 1P2007* that allow for professional services, offices, and retailers are Industrial – Commercial (I-C) District and the Industrial – Business (I-B) District. The I-B District is intended for, high quality, manufacturing, research, and office developments and a limited range of small uses that provide services to the office and industrial uses within the immediate area.

Whereas I-C Districts are intended for locations on the perimeter of industrial areas, along major streets or expressways parcels located within 200.0 metres of a major street or expressway. I-B Districts are intended for parcels in desirable locations that contribute to employment centres or locations that are visible from expressways and major streets.

Based on this analysis, both the I-C District and I-B District are determined to be appropriate for this property. Both the I-C District and I-B district were considered by the applicant. The applicant chose to apply to redesignate the parcel to the I-C District.

**Implementation**

This is a stand-alone land use amendment with no associated development permit. The building's structure is not near the end of its lifespan and no site redevelopment is anticipated at this time. This application will likely lead to changes of use within portions of the building.

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**Infrastructure**

***Transportation Networks***

A transportation impact assessment (TIA) and parking study were not required as part of this land use amendment. Glenmore Trail SE is classified as a “Skeletal Roadway” and Blackfoot Trail SE is classified as an “Arterial Street”, according to the Road and Street Network Map (Map 7) of the *Calgary Transportation Plan*. Access to the property is provided via Forge Road SE and Farrell Road SE. Vehicular access from the property to Glenmore Trail SE and/or Blackfoot Trail SE is prohibited. Calgary Transit bus route 10 runs along Fairmount Drive SE and the closest bus stop is located 550 metres from the property.

***Utilities and Servicing***

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

**Stakeholder Engagement, Research and Communication**

In keeping with Administration’s standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent land owners and the application has been 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, the date of the Public Hearing and options for providing feedback will be advertised to the public.

***Engagement***

No public meetings were held for this application. No comments were received by the CPC Report submission date. There is no community association in this area.

**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 proposal is consistent with policies on Land Use Patterns.

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

The subject site is located within the Industrial; Standard Industrial area, according to Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP).

The Standard Industrial area is intended to contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained. Whereas the I-C District allows for industrial uses among other uses. The intent of this application is to allow for professional services, offices, and retailers, which are uses that are inconsistent with the policies of the MDP. The resulting development may be consistent with the MDP or inconsistent with MDP.

There is no local area plan for Fairview Industrial.

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

The proposal has the potential to continue to allow for and further support light industrial uses in Fairview Industrial.

No environmental issues have been 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 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 land use redesignation is consistent with applicable policies identified in the *Municipal Development Plan* and the Industrial – Commercial District of *Land Use Bylaw 1P2007*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Calgary Planning Commission Motions and Amendments
3. Proposed Bylaw 209D2018