

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 September 10

ISC: UNRESTRICTED  
CPC2018-0803  
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**Land Use Amendment in East Shepard Industrial (Ward 12) at 4807 – 112 Avenue SE, LOC2018-0109, Bylaw 236D2018**

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**EXECUTIVE SUMMARY**

This application was submitted on 2018 May 10 by Rick Balbi Architect on behalf of the landowner, Telsec Property Corporation. 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 2.59 hectares  $\pm$  (6.40 acres  $\pm$ ) located at 4807 – 112 Avenue SE (Plan 0713806; Block 12; Lot 9) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

**Moved by: J. Scott**

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JULY 12:**

That Council hold a Public Hearing on Bylaw 236D2018; and

1. **ADOPT** the proposed redesignation of 2.59 hectares  $\pm$  (6.40 acres  $\pm$ ) located at 4807 – 112 Avenue SE (Plan 0713806; Block 12; Lot 9) 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 236D2018.

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

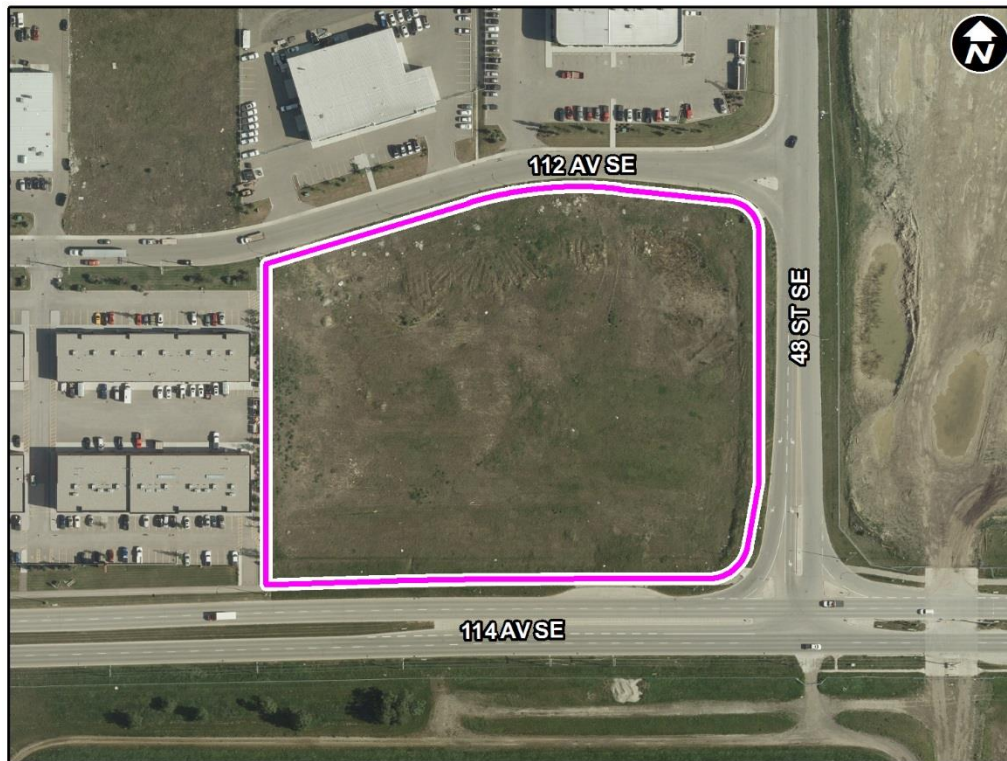
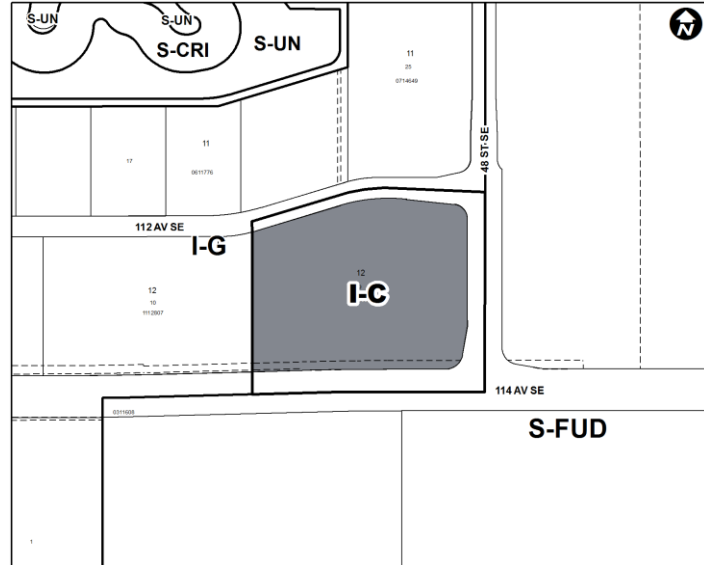
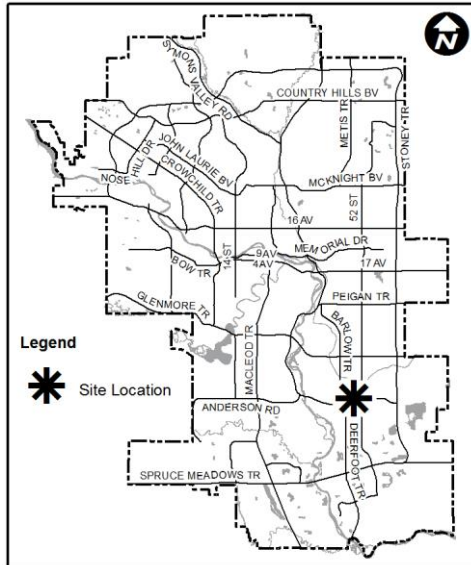
None.

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Location Maps



## **Land Use Amendment in East Shepard Industrial (Ward 12) at 4807 – 112 Avenue SE, LOC2018-0109, Bylaw 236D2018**

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### **Site Context**

The subject site is located in the southeast industrial area of East Shepard Industrial, north of 114 Avenue SE between Barlow Trail SE and 52 Street SE. Industrial – General (I-G) District sites exist to the north and west of the subject site. Special Purpose – Future Urban Development District sites exist to the south and east of the subject site.

The site's total area is approximately 2.6 hectares ± (6.4 acres ±). Presently, the subject site is undeveloped.

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal is to allow for industrial commercial development at 4807 – 112 Avenue 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 I-C District is intended for locations on the perimeter of industrial areas, along major streets or expressways and parcels located within 200.0 metres of a major street or expressway.

The intent of this application is to allow for flexibility of use and flexibility of showroom, display, and office areas, while retaining the industrial designation and character of the industrial park. Alternative land use options were not explored by the applicant nor Administration.

Based on this analysis, the I-C District is determined to be appropriate for this property.

### **Implementation**

This is a stand-alone land use amendment with no associated development permit application.

### **Infrastructure**

#### ***Transportation Networks***

One Hundred and fourteenth Avenue SE has a 36.0 metres right-of-way and is identified as an "Industrial Arterial" road on *Municipal Development Plan* Map 3 (Road and Street Network) and *Calgary Transportation Plan* Map 7 (Road and Street Network), and it is also identified as a "Truck Route" on the *Southeast Industrial Area Structure Plan* Map 4 (Dangerous Goods and Truck Routes). Direct vehicular access from 114 Avenue SE to adjacent properties, including the subject site, is prohibited. Access to the site is recommended to be from 112 Avenue SE or 48 Street SE.

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The planned Douglas Glen Green Line Light Rail Transit station is located 114 Avenue SE, approximately 2.0 kilometres west of the site. The site is located more than 600 metres from the planned Douglas Glen Green Line Light Rail Transit station, and thus is not within the transit-oriented development area.

The site is served by Calgary Transit Route 176.

A Transportation Impact Assessment (TIA) may be required at the time of review of a development permit application.

### ***Utilities and Servicing***

The site can be serviced by the existing utilities installed in 2005 in association with the Eastlake Industrial Phase 01 subdivision. Water, sanitary, and storm lines are available within the 112 Avenue SE right-of-way. The existing servicing has capacity to support the proposed land use redesignation. Servicing requirements and details will be determined at the time of review of a development permit application.

### **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.

#### ***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)*.

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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. The listed uses of the I-C District include industrial uses and uses that complement industrial uses. While the MDP makes no specific reference to this site, the proposal is consistent with the applicable policies.

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

The subject site is located within the Proposed I-2 General Light Industrial District area, according to the Land Use and Transportation Plan (Map 2) of the *Southeast Industrial Area Structure Plan* (SIASP).

The purpose of the general light industrial area is to provide for a range of light industrial and associated uses that are compatible with each other and do not adversely affect surrounding non-industrial uses. High quality light industrial uses are encouraged. While the SIASP makes no specific reference to this site, the proposal is consistent with the applicable policies.

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

An environmental site assessment was not required for this application. No additional social, environmental and economic impacts have been identified.

**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 submitted application 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 consistent with applicable policies of the *Municipal Development Plan* and the *Southeast Industrial Area Structure Plan*, and is consistent with the intent of the Industrial – Commercial District of *Land Use Bylaw 1P2007*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Bylaw 236D2018