

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

ISC: UNRESTRICTED  
CPC2018-0752  
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**Land Use Amendment in Foothills (Ward 9) at 6315 - 36 Street SE, LOC2018-0071,  
Bylaw 231D2018**

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**EXECUTIVE SUMMARY**

This application was submitted by WSP Canada on 2018 March 29 on behalf of the landowner 924643 Alberta Ltd (Rick Uppal). 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 for 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.

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Southeast Industrial Area Structure Plan*.

**ADMINISTRATION RECOMMENDATION:**

That the Calgary Planning Commission recommend that Council hold a public hearing: and

1. **ADOPT**, by bylaw the proposed redesignation of 1.79 hectares ± (4.43 acres ±) located at 6315 -- 36 Street SE (Plan 7710231, Block 7, Lot 4) 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: 6 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 28:**

That Council hold a Public Hearing on Bylaw 231D2018; and

1. **ADOPT** the proposed redesignation of 1.79 hectares ± (4.43 acres ±) located at 6315 -- 36 Street SE (Plan 7710231, Block 7, Lot 4) 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 231D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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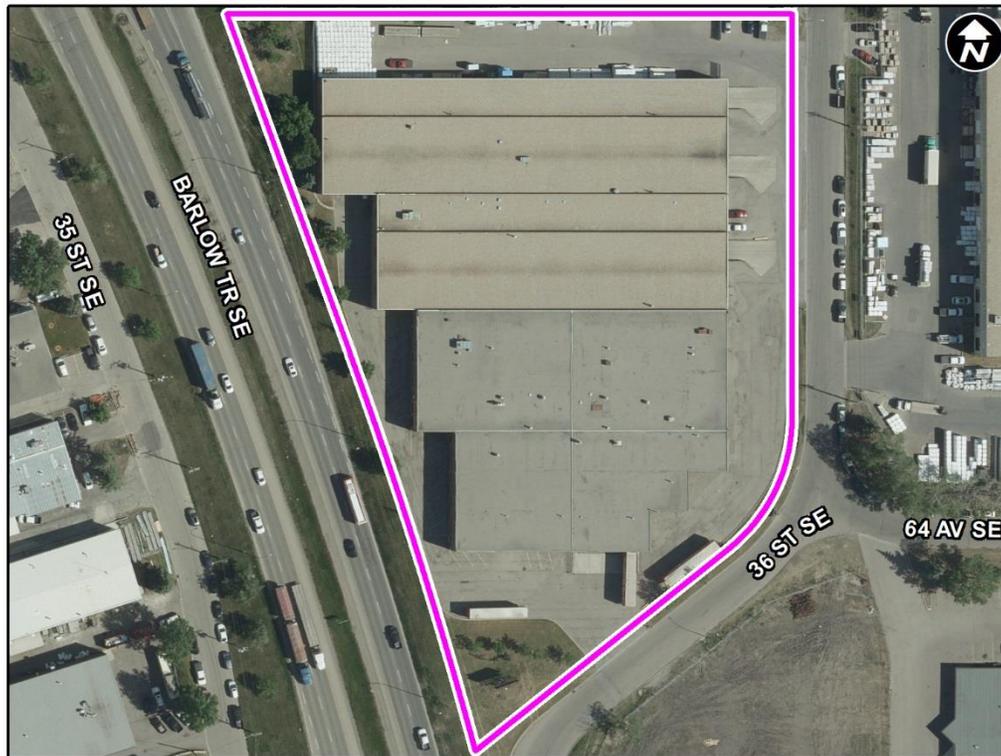
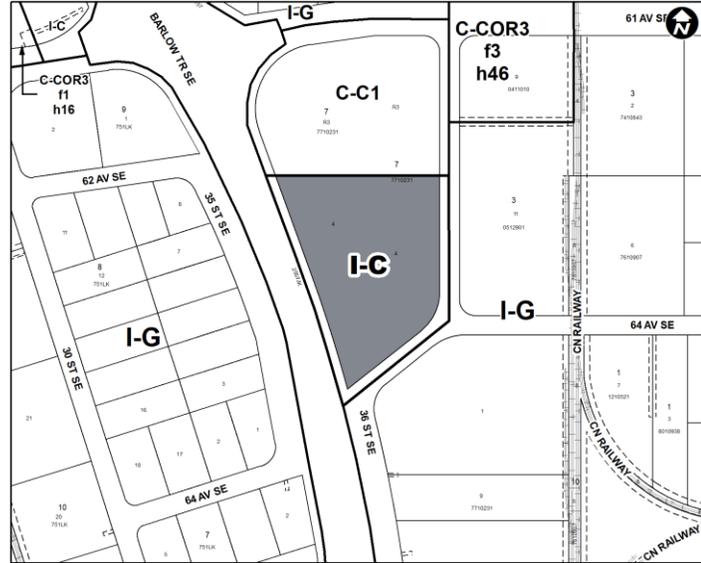
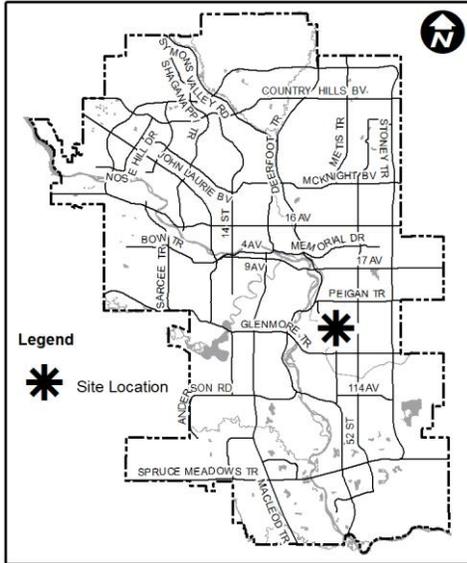
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**BACKGROUND**

The subject site is occupied by a single storey warehouse. It is the intent of the applicant to change the use of the warehouse to Self Storage Facility with Vehicle Rental – Major. Self Storage Facility is a discretionary use within I-G districts. Vehicle Rental – Major is neither permitted nor discretionary use within I-G districts. Self Storage Facility and Vehicle Rental – Major, however, are both discretionary uses within the I-C district.

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Location Maps



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**Site Context**

The subject property is located in the industrial area of Foothills south of 61 Avenue SE and east of Barlow Trail SE. The area is generally designated Industrial – General (I-G) District with a site designated Commercial – Community 1 (C-C1) District directly to the north of the subject site.

The site has an area of approximately 1.79 hectares ± (4.43 acres ±). Presently, the subject site is developed with a single storey warehouse.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal is to allow for industrial commercial development on 36 Street SE. The proposal meets the objectives of applicable policies as noted in the Strategic Alignment section of this report.

**Land Use**

This application is for the redesignation the site from Industrial – General (I-G) District to 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, parcel locations within 200 metres of a major street or expressway. The site and the existing structure complies with this description. As such, the I-C designation is appropriate for the site.

**Implementation**

According to the applicant's submission, the intent of the application is to allow for Self Storage with the additional use of Vehicle Rental – Major. The only industrial district that allows Self Storage Facility and Vehicle Rental – Major is the I-C district. The applicant is seeking the redesignation to provide flexibility for future redevelopment. The I-C district would allow industrial uses and a range of supportive commercial uses.

**Infrastructure**

***Transportation Networks***

A Transportation Impact Assessment (TIA) was not required for this land use amendment. A parking study may be required at the development permit stage. Access to the site is provided on 36 Street SE. Vehicular access is prohibited to Barlow Trail SE. A Calgary Transit bus stop for route number 23 is located 250 metres walking distance on 61 Avenue SE.

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***Utilities and Servicing***

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

No public meetings were held for this application. No comments were received by the CPC 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)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Patterns policies (subsection 8.14).

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

The subject site is located within the "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. The I-C district allows for a wide range of industrial uses and makes provision for small commercial uses. The commercial uses are secondary and supportive to the surrounding industrial uses.

***Southeast Industrial Area Structure Plan (Statutory, 1998)***

The ASP document indicates the site as "General Light Industrial" with the purpose providing for a range of light industrial and associated uses that are compatible with each other, providing that they and do not adversely affect surrounding non-industrial uses. The I-C designation complies with this policy.

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

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

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*, the *Southeast Industrial Area Structure Plan* and the Industrial – Commercial District of the *Land Use Bylaw 1P2007*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Bylaw 231D2018