

LOC2018-0239 – Green Line Applicant Submission

The Shepard Industrial complex consists of five buildings, on four separate titles, that were constructed from 2005 to 2009. The land parcels are currently zoned I-G, and we are seeking Land Use Re-designation to I-C for all four parcels.

The buildings were designed and constructed to accommodate a combination of office and warehouse on the main floor, mezzanine space over a portion of the middle bays, and office pods on the corners. This physical design allows for office spaces that serve as administrative work spaces for industrial/warehouse uses, but also allows for the potential for lease-up to a larger proportion of office or service related users should this be allowed in zoning.

12686 48th Street SE (Building A) is currently 100% built out as a fitness facility, and is leased to Goodlife Fitness until January 31, 2028. Their use was permitted as an approved non-conforming tenancy under the old land use bylaw (pre June 2008) and they were grandfathered in as a non-conforming use under I-G zoning in the new bylaw. Given its proximity to the planned Green Line LRT station, and the fact that the city is looking to close the western access point to this site in order to facilitate the construction of the LRT station and bus turnaround, we believe that I-C zoning is better suited to this site. The loss of an access point would potentially create challenges for truck traffic/loading and personal vehicles that would all be sharing the south access point between buildings A and B.

Given the proximity of Shepard Industrial to the planned Green Line LRT Station, as well as adjacent retail, recreational, and residential uses in the area, I-C zoning would allow for the continued lease-up of spaces to light industrial users (plumbing, lighting, HVAC contractors) and instructional facilities, while also improving flexibility to lease up to additional service oriented uses that could better serve the surrounding community.