

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0367

Road Closure and Land Use Amendment in Section 23 (Ward 12) portion of 86 Avenue SE, LOC2018-0228

EXECUTIVE SUMMARY

This application was submitted by McElhanney Consulting Services on 2018 October 19 on behalf of Real Estate & Development Services, City of Calgary. The application proposes to close a portion of 86 Avenue SE that exists adjacent to 8620 – 68 Street SE and redesignate to Special Purpose – Future Urban Development (S-FUD) District to allow for consolidation with 8620 – 68 Street SE.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*, *Southeast Industrial Area Structure Plan* and the *Southeast 68 Street Industrial Area Structure Plan*.

The road closure and redesignation are required to support a land swap between the City and the landowner of 8620 – 68 Street SE. The land swap is intended to facilitate the construction of the 68 Street SE and Glenmore Trail SE interchange.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 1.02 hectares \pm (2.50 acres \pm) of road (Plan 1910364) adjacent to 8620 – 68 Street SE with conditions (Attachment 3);
2. Give three readings to the proposed closure bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 1.02 hectares \pm (2.50 acres \pm) of closed road (Plan 1910364) adjacent to 8620 – 68 Street SE from Undesignated Road Right-of-Way **to** Special Purpose – Future Urban Development (S-FUD) District; and
4. Give three readings to the proposed bylaw.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 APRIL 04:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed closure of 1.02 hectares \pm (2.50 acres \pm) of road (Plan 1910364) adjacent to 8620 – 68 Street SE with conditions (Attachment 3);
2. Give three readings to **Proposed Bylaw 4C2019**;
3. ADOPT, by bylaw, the proposed redesignation of 1.02 hectares \pm (2.50 acres \pm) of closed road (Plan 1910364) adjacent to 8620 – 68 Street SE from Undesignated Road Right-of-Way to Special Purpose – Future Urban Development (S-FUD) District; and
4. Give three readings to **Proposed Bylaw 104D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by McElhanney Consulting Services on 2018 October 19 on behalf of Real Estate & Development Services, City of Calgary. A summary of their proposal can be found in Attachment 1. The road closure and redesignation are required to support a land swap between The City of Calgary and the landowner of 8620 – 68 Street SE. The purpose of the application is to facilitate the construction of the 68 Street SE and Glenmore Trail SE interchange.

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Site Context

The site is located south of Glenmore Trail SE and west of Stoney Trail SE in a southeast area known as Section 23. The subject road right-of-way has an area of 1.02 hectares \pm (2.50 acres \pm) and is approximately 20 metres in width and 510 metres in length. The road right-of-way is east of the 86 Avenue SE and 68 Street SE intersection and it is currently undeveloped.

Adjacent lands across 68 Street SE are designated Industrial – General (I-G) District. Lands surrounding the road-right-of-way area are designated Special Purpose – Future Urban Development (S-FUD) District.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The S-FUD District is compatible with the uses and developments in the surrounding area. Further information on how this proposal aligns with applicable policies is found in the Strategic Alignment section of this report.

Planning Consideration

The following sections highlight the scope of technical planning analysis conducted by Administration.

Road Closure

The application proposes to close the undeveloped road right-of-way adjacent to 8620 – 68 Street SE and redesignate to Special Purpose – Future Urban Development (S-FUD) District. The attached Conditions of Approval for the road closure are found in Attachment 3.

Land Use

The proposed Special Purpose – Future Urban Development (S-FUD) District is intended to be applied to lands that are awaiting urban development and utility servicing while allowing for a limited range of temporary uses that can easily be removed when future land redesignation for urban development occurs. The district is intended to protect lands for future urban forms of development by restricting premature subdivision and development of parcels of land. The S-FUD District is in keeping with the surrounding land uses.

Development and Site Design

The S-FUD District allows for a limited range of temporary uses that can easily be removed. Further land use redesignation is required for future developments and the built-form will be guided by applicable policies and the land use district at that time.

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Environmental

An Environmental Site Assessment was not required as part of this application.

Transportation

The existing 86 Avenue SE road alignment conflicts with the future Glenmore Trail SE and 68 Street SE interchange. New road networks serving the land east of 68 Street SE will be required as part of future subdivision or development permit applications.

Utilities and Servicing

Sanitary and storm sewer servicing are not currently available in this area. The Special Purpose – Future Urban Development (S-FUD) District is an appropriate designation until such time as servicing can be extended as part of a comprehensive development plan for the area. Water servicing is available from 68 Street SE, sanitary servicing is available from 64 Street SE, and storm servicing would require an onsite stormwater collection and management facility prior to ultimately discharging to the Shepard Ditch.

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.

No comments received by the CPC report submission date. No public meetings were held by the applicant or Administration for this application.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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Municipal Development Plan (Statutory - 2009)

The subject parcel is located within the Industrial – Standard Industrial area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The Standard Industrial area consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities.

The proposed S-FUD District aligns with the applicable MDP policies and would provide opportunities for future redesignation to accommodate a broad variety of industrial uses.

Southeast Industrial Area Structure Plan (Statutory - 1996)

The proposed road closure and redesignation is within the Future Industrial / Limited Serviced Industrial category as identified in the *Southeast Industrial Area Structure Plan* (ASP). This category is intended to accommodate a variety of future industrial uses when City services become available.

Southeast 68 Street Industrial Area Structure Plan (Statutory - 2010)

The subject site is also within the Industrial – Light Area of the *Southeast 68 Street Industrial Area Structure Plan* (ASP). The purpose of the Industrial Light Area is to provide a wide variety of general industrial uses within the context of a fully-serviced industrial park.

The proposed S-FUD District is appropriate for the site as the district is intended for lands that are awaiting urban development and utility services. Further redesignation is required to accommodate future industrial development.

Social, Environmental, Economic (External)

The recommended road closure and redesignation would allow for future industrial opportunities. The road closure would facilitate transportation connectivity along 68 Street SE with the future Glenmore Trail SE and 68 Street SE interchange project. The designation would align with the land use of adjacent sites to accommodate future industrial developments.

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.

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with the applicable policies of the *Municipal Development Plan* and local area plans. The proposed road closure and designation will facilitate the construction of the Glenmore Trail SE and 68 Street SE interchange. The S-FUD District is compatible with the surrounding land use designation which intended for lands awaiting future development.

ATTACHMENT(S)

1. Applicant's Submission
2. Registered Road Closure Plan
3. **Proposed Bylaw 4C2019**
4. **Proposed Bylaw 104D2019**