

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0976

Land Use Amendment in Franklin Industrial (Ward 10) at 640, 720 and 820 – 28 Street NE, LOC2019-0063

EXECUTIVE SUMMARY

This application was submitted by Urban Systems on 2019 May 07 on behalf of the land owner, CCP Canmarc GP Ltd. The application proposes to redesignate three parcels from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to allow for:

- a greater variety of commercial industrial uses that are complimentary to the industrial character of the area;
- a maximum height of 12 metres (a decrease from the current maximum of 16 metres);
- a maximum floor area ratio of 1.0 (the same as the current maximum); and
- the uses listed in the I-C District.

This proposal is in keeping with the applicable polices of the *Municipal Development Plan*.

No development permit application was submitted at the time of report finalization.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 3.82 hectares ± (9.44 acres ±) located at 640, 720 and 820 – 28 Street NE (Plan 7711117, Block 14, Lots 2 to 4) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

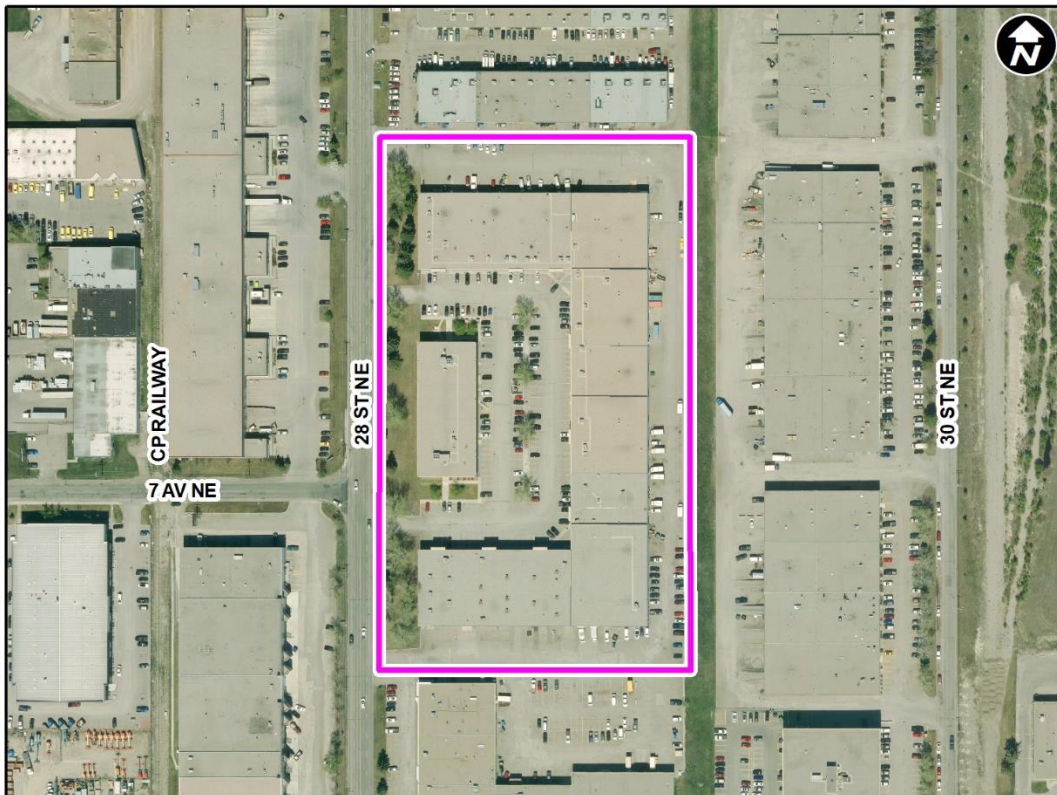
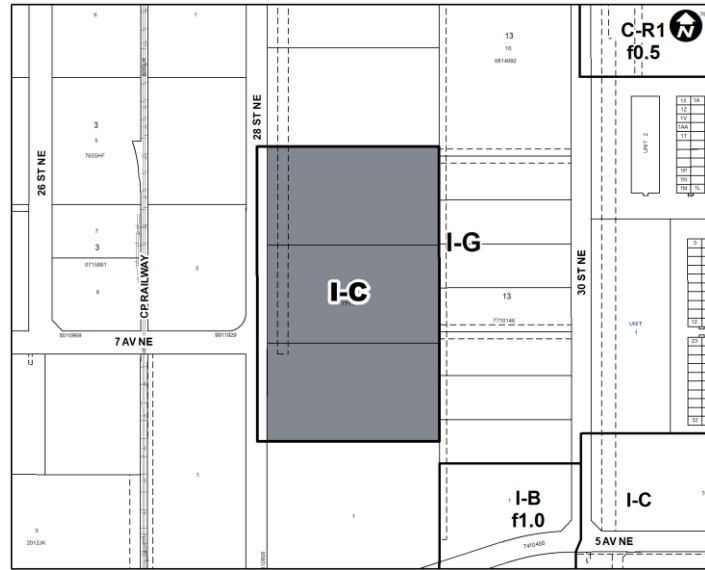
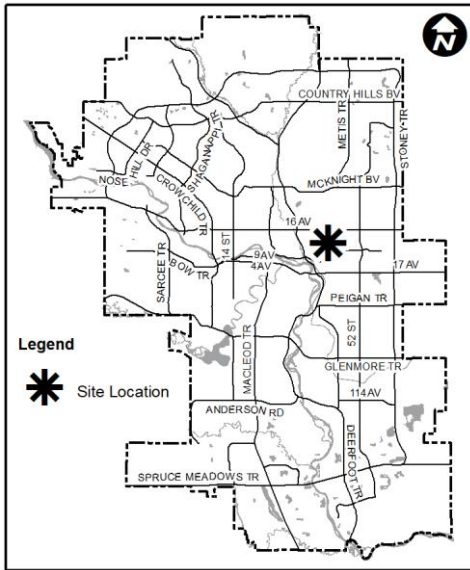
This application was submitted by Urban Systems on 2019 May 07 on behalf of the landowner, CCP Canmarc GGP Ltd, in accordance with the Applicant's Submission (Attachment 1). No changes to the existing development have been proposed.

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Location Maps



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Site Context

The subject site consists of three parcels, totalling approximately 3.8 hectares (9.4 acres) in size and is located in the Franklin Industrial area, west of 36 Street NE and north of Memorial Drive NE. The parcel area is approximately 150 metres by 256 metres. Surrounding development is characterized by a mix of industrial and commercial uses with land designated Industrial – General (I-G) District surrounding the site and pockets of Industrial – Commercial (I-C) District, Industrial – Business (I-B) District and many different commercial districts located along the identified Main Street of 36 Street NE. The Marlborough LRT Station is located approximately 600 metres to the east of the site.

The subject site is currently developed with two buildings that accommodate a variety of industrial and commercial uses.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed Industrial – Commercial (I-C) District represents an industrial commercial land use that allows for the opportunity to increase the range of available uses on the parcel. The proposal allows for a range of uses that are compatible with and complement existing light industrial uses and is consistent with applicable policies, as discussed in the Strategic Alignment section of this report.

Planning Considerations

As part of the review of this application, several key factors were considered by Administration including the alignment with relevant policies, and the appropriateness of the land use district. The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

This application is to redesignate the site from the existing Industrial – General (I-G) District to the Industrial – Commercial (I-C) District to broaden the range of commercial industrial uses on the site. The I-G District is intended for light and medium industrial uses with a limited number of support commercial uses.

The purpose of the proposed I-C District is to encourage light industrial uses that are unlimited in size, small scale commercial uses that are compatible with and complement light industrial uses and to provide a transition between other land use districts and the I-G District. The subject site is located approximately 600 metres from the Marlborough LRT Station. The proposed I-C District would allow for uses that are industrial in nature, as well as provide for transit supportive uses around the light rail transit station.

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Development and Site Design

The current built form of the development consists of two, two storey buildings. One of the buildings is currently constructed as an office building and the other, larger building is constructed as an industrial commercial building with limited ability to service with large semi-trucks – thereby restricting the ability to retain industrial general uses on the site. No significant redevelopment of the site is anticipated through this application.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation

Vehicular access to the parcels is currently available through entrances on 28 Street NE. The site is within 600 metres of the Marlborough LRT Station with the nearest Calgary Transit stop located immediately adjacent to the site on 28 Street NE.

A Transportation Impact Assessment was not required for this application and availability of on-site parking will be reviewed with subsequent development permits.

Utilities and Servicing

The existing site services are adequate to support this proposed land use amendment.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. In addition, notification letters were sent to adjacent land owners and the application was advertised online. No public meetings were held by the applicant nor Administration in association with the application.

No letters were received by Administration in opposition or in favor of the proposal and there is no community association to circulate the application to for comment.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Calgary Planning 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.

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and 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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Standard Industrial - Industrial Area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage a broad variety of industrial uses and intensities that support the industrial function of this area and cater to the day-to-day needs of area businesses and their employees.

The subject site is also located directly adjacent to the Industrial – Employee Intensive Area. The applicable MDP policies encourage minimum employment number targets which exceed the Standard Industrial targets. These policies further intensify the need for support uses for the increased number of employees in the immediate area.

The proposal is in keeping with relevant MDP policies as the purpose of I-C District is to allow for small scale commercial uses that are compatible with and complement light industrial uses. The I-C District provides a transition between other land use districts and the I-G District.

There is no local area plan for the subject area.

Airport Vicinity Protection Area

The Airport Vicinity Protection Area regulation identifies the subject site as being located within the 25 – 30 Noise Exposure Forecast (NEF). Campground is the only use prohibited in this NEF contour, which is not a listed use within the I-C District.

Social, Environmental, Economic (External)

The proposed land use district will provide opportunities for additional commercial uses while maintaining the industrial character and function of the area. Additional commercial uses will allow local employees to access services within the local area as well as add to the mix of commercial and industrial uses within close proximity to the existing primary transit infrastructure.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

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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 aligned with applicable policies identified in the *Municipal Development Plan*. The proposed Industrial – Commercial (I-C) District integrates well with existing industrial development and allows for greater flexibility of uses within an existing building.

ATTACHMENT(S)

1. Applicant's Submission