

## Applicant's Submission

0129



### Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

The objective of this application is to redesignate the subject parcels from I-R (Industrial-Redevelopment) to I-C (Industrial-Commercial), in order to provide a greater range of commercial uses within an existing development. The existing building is ideally suited to accommodate small scale commercial and support industrial uses while the context and location of the parcel is very well aligned with the intent of the I-C district.

The subject site is located on the Northern Edge of the Greenview Industrial Area, which the Municipal Development Plan identifies as a Standard Industrial Area. However, this area has a very diverse light-industrial character, with a large church at the centre, low density residential in very close proximity and commercial districts along the eastern edge. The site is well connected to the City Centre by Centre Street to the West, and Edmonton Trail / 32nd Street and Deerfoot Trail to the East. The location of the parcel meets the intent of the proposed I-C district as it is located on the perimeter of an industrial area approximately 200 meters from a major street (Edmonton Trail).

Furthermore, the proposed I-C district is particularly appropriate for the surrounding context of the site. While the base industrial district is maintained, the I-C district provides a transition from the adjacent commercial district (C-COR3) on the East, to the I-R parcels to the West. A green belt separates the parcel from low density residential to the North, and a multi-residential development is corner to corner with this parcel to the Southeast. Changing the district to I-C will allow for uses and amenities that are compatible with both residential and industrial/commercial areas. As this district is still primarily industrial, uses such as General Industrial - light are permitted, but it also allows a greater variety of commercial/ industrial support uses such as retail, convenience stores, and financial institutions. The I-C district differs from the I-R district where it removes some of the outdoor industrial uses (such as General Industrial -Medium) and moves the auto-centric uses from permitted to discretionary.

Additionally, the proposed district will create more viability for the existing building. This building could be considered "street oriented" as it is set very close to the front property line and has a completely glass storefront. The street presence and pedestrian friendly interface created by the building is complimentary to small scale commercial and support industrial businesses. It also has ample parking to support a larger range of uses.

The proposed Land Use District of I-C (Industrial - Commercial) is a small step away from the current district of I-R (Industrial-Redevelopment), however it is a better fit for this parcel within the existing context. The proposed district is generally more suited to the existing building and will increase the flexibility and economic opportunities of the site for now and into the future.