

Policy Amendment and Land Use Amendment in Sunalta (Ward 8) at 2100 and 2206 – 10 Avenue SW, LOC2018-0165

EXECUTIVE SUMMARY

This application was submitted by Citytrend on 2018 July 16 on behalf of the landowner, Gunther's Building Centre Ltd and Gunther's Building Supplies Limited. The application proposes to change the designation of this property from Commercial – Corridor 2 f3.0h27 (C-COR2 f3.0h27) District to a Direct Control District to allow for:

- Self Storage Facility, in addition to the uses already allowed;
- A maximum building height of 27 metres (same as the existing maximum);
- A maximum floor area ratio of 4.5 (an increase from the existing maximum of 3.0); and
- The uses listed in the C-COR2 district.

A minor text amendment to the *Sunalta Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP, as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Sunalta Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.84 hectares \pm (2.08 acres \pm) located at 2100 and 2206 – 10 Avenue SW (Plan 8610141, Block 1, Lots 1 and 2) from Commercial – Corridor 2 f3.0h27 (C-COR2 f3.0h27) District to DC Direct Control District to accommodate the additional use of Self Storage Facility and a revised FAR, with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 NOVEMBER 29:

That Council hold a Public Hearing; and

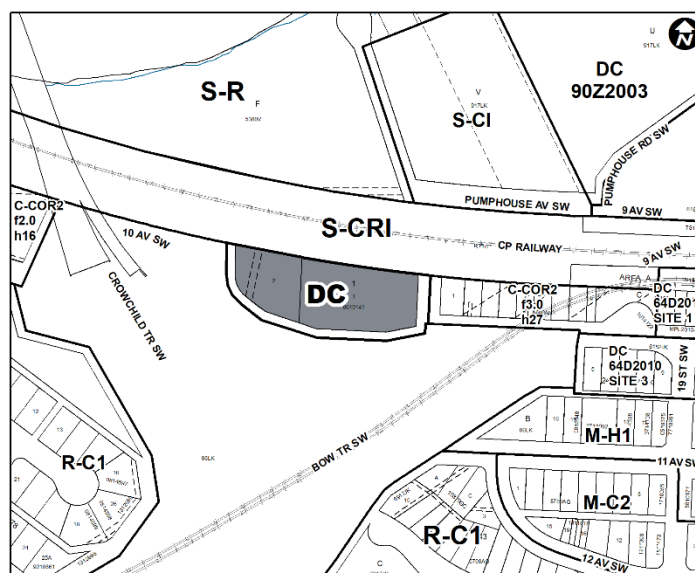
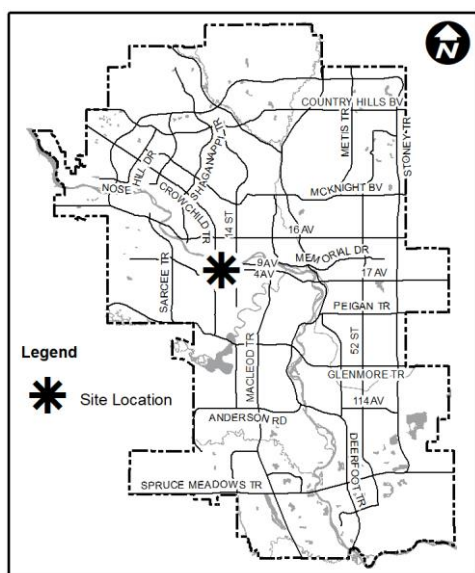
1. Adopt, by bylaw, the proposed amendments to the Sunalta Area Redevelopment Plan (Attachment 3);
2. Give three readings to **Proposed Bylaw 9P2019**;
3. Adopt, by Bylaw, the proposed redesignation of 0.84 hectares \pm (2.08 acres \pm) located at 2100 and 2206 – 10 Avenue SW (Plan 8610141, Block 1, Lots 1 and 2) from Commercial – Corridor 2 f3.0h27 (C-COR2 f3.0h27) District to DC Direct Control District to accommodate the additional use of Self Storage Facility and a revised FAR, with guidelines (Attachment 2); and
4. Give three readings to **Proposed Bylaw 33D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

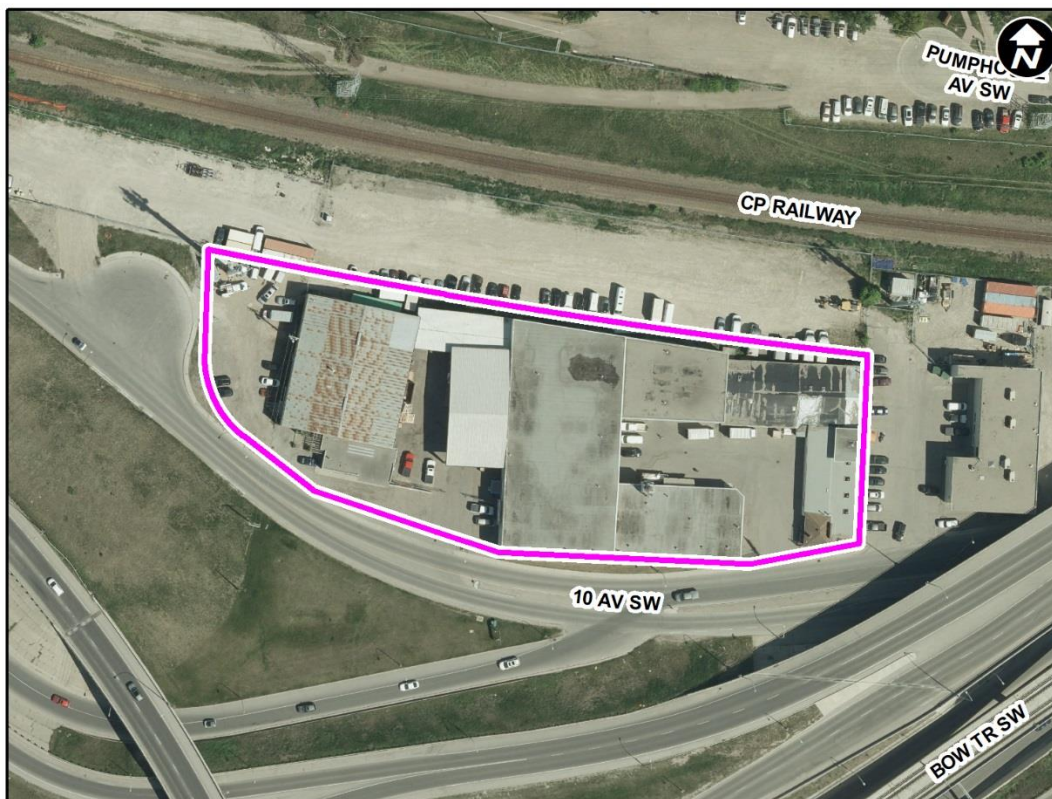
None.

BACKGROUND

Location Maps



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Site Context

The subject site consists of two parcels of land located in the community of Sunalta. 10 Avenue SW is located along the south and west sides of the site. The Canadian Pacific Railway tracks are to the north of the site and C-COR2 f3.0h27 sites are to the east. An elevated portion of Bow Trail SW is located on the other side of 10 Avenue SW to the south and a Crowchild Trail SW overpass crosses over 10 Avenue SW just west of the site. The surrounding elevated arterial street and skeletal road combined with the railway corridor to the north make the surrounding context unique and the site unsuitable for many types of commercial redevelopment.

Traditionally, self storage facilities are located in industrial areas which pushes these types of facilities outside of the communities that use them. This application proposes a land use that aims to successfully integrate this type of use into an inner city commercial area to provide a convenient self storage solution for the residents of this community as well as surrounding communities.

The site is currently developed with a building supply warehouse and store. No development permit has been submitted at this time but the land owner intends to build a 6 storey self storage facility on the west parcel and repurpose the existing buildings on the east parcel.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

Land Use

The proposed land use is a DC Direct Control District (Attachment 2) based on the existing Commercial – Corridor 2 district with the additional use of Self Storage Facility and an increase to the floor area ratio to 4.5. Administration recognizes that direct control districts must only be used for the purpose of providing for development that, due to their unique characteristics, innovative ideas or unusual site constraints, required specific regulation unavailable in other land use districts; and further, must not be used in substitution of any other land use district in the Bylaw that could be used to achieve the same result either with or without relaxations; or to regulate matters that are regulated by subdivision or development permit approval conditions.

The only standard districts in the Land Use Bylaw that allow for a Self Storage Facility are industrial districts. These districts allow for a wide range of industrial uses in addition to Self Storage Facility which would be considered inappropriate for this site given the policies of the *Sunalta Area Redevelopment Plan*. A specific rule for a Self Storage Facility has been incorporated into the DC where each storage compartment must be accessed through the internal hallways. This rule has been designed specifically for a commercial context and, as such, meets the intent to be considered a commercial use. An increase to the floor area ratio will allow for greater density upon redevelopment of the site while maintaining the existing height maximum.

Development and Site Design

The proposed redesignation provides guidance for site development including appropriate uses, height and building floor area, landscaping and parking. In addition, a specific rule has been created in the Direct Control District to ensure that future redevelopment of a Self Storage Facility is developed in a manner suitable for a commercial inner-city context, by the requirement that all storage compartments must be accessed internally. This approach would exclude the traditional self storage facility that provides for direct vehicular access to each unit.

Environmental

A Phase I Environmental Site Assessment was submitted with the application. Based on the information reviewed within this report, this site is classified as having a low environmental hazard potential and no further investigation of the site is recommended.

Transportation

Pedestrian and vehicular access to the site is available from 10 Avenue SW. The subject site is approximately 760 metres away from the Sunalta LRT station, which is a Primary Transit route. A Transportation Impact Assessment was not required as part of this application.

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Utilities and Servicing

Water, sanitary and storm mains are available to this site. Further details for servicing will be reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to the Community Association and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Following Calgary Planning Commission, notification for 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.

No public meetings were held for this application, but the applicant did meet with the Sunalta Community Association prior to submitting the application.

Administration received a response of "no objection" to the proposed land use redesignation from the Sunalta Community Association.

Administration received one letter of objection to the application from a citizen and one letter of "no objection" from the Canadian Pacific Railway. The letter of objection expressed concerns with an increase in building height.

Administration responded to the letter of objection by informing the citizen that the maximum allowable building height is not increasing. No further comments were received following that response.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed – Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. The applicable MDP policies encourage redevelopment of inner-city communities and to provide more choice within complete communities.

The addition of a self storage facility in this location will help to support the needs of local residents to give them more choice in their community.

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Sunalta Area Redevelopment Plan (Statutory – 1982)

The subject site is located within the Office Commercial area as identified on Map 2: Land Use Policies in the *Sunalta Area Redevelopment Plan* (ARP). Although the self storage use is traditionally considered under Schedule A – Storage Group and is included in the industrial districts of The City's Land Use Bylaw (1P2007), the additional rules on building form ensure redevelopment will be in a commercial form to meet the intent of the policies of the ARP. The ARP provides direction on the specific land use for this area, and therefore a minor text amendment to the ARP is required in support of this application (Attachment 3).

Social, Environmental, Economic (External)

The recommended land use contributes to a complete community by allowing for an additional use that provides nearby residents with an additional service.

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 proposal is in keeping with applicable policies of the *Municipal Development Plan* and *Sunalta Area Redevelopment Plan*. The proposed Direct Control District is in keeping with the existing land use district and provides for additional density and an additional use with rules to ensure future redevelopment is compatible in a commercial context.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 9P2019**
3. **Proposed Bylaw 33D2019**