

Planning & Development Report to  
Calgary Planning Commission  
2019 September 19

ISC: UNRESTRICTED  
CPC2019-1072

**Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street NE, LOC2019-0095**

---

**EXECUTIVE SUMMARY**

This land use amendment application was submitted by Opus Corporation on 2019 June 27 on behalf of the landowner 1030555 Alberta Ltd (Cardon Group). This application proposes to change the designation of the subject site from an Industrial – General District (I-G) District to Industrial – Business f1.0 (I-B f1.0) District to allow for:

- high quality, manufacturing, research and office developments, specifically industrial buildings with offices;
- a maximum building height of 12 metres (a decrease from the current maximum of 16 metres);
- a maximum building floor area of approximately 1,400 square metres based on a building floor to parcel area ratio (FAR) of 1.0 (no change proposed); and
- the uses listed in the I-B District.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan*.

A development permit application has been submitted and is currently under review.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.41 hectares ± (1.01 acres ±) located at 5774 – 10 Street NE (Plan 0410606, Block 6, Lot 13) from Industrial – General (I-G) District **to** Industrial – Business f1.0 (I-B f1.0) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

Planning & Development Report to  
Calgary Planning Commission  
2019 September 19

ISC: UNRESTRICTED  
CPC2019-1072

**Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street  
NE, LOC2019-0095**

---

**BACKGROUND**

This land use amendment application was submitted by Opus Corporation on behalf of 1030555 Alberta Ltd (Cardon Group) on 2019 June 27.

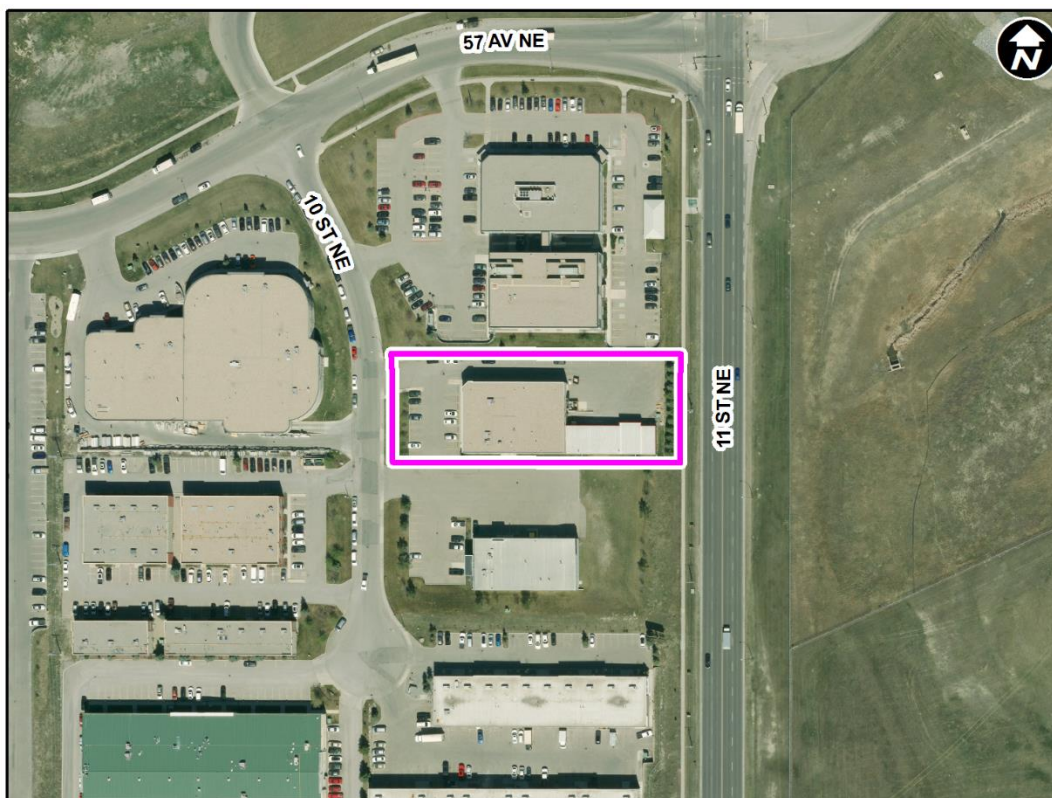
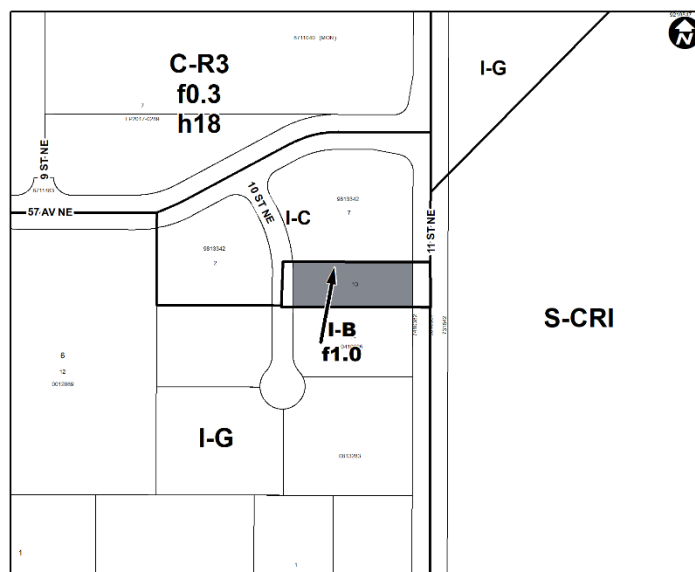
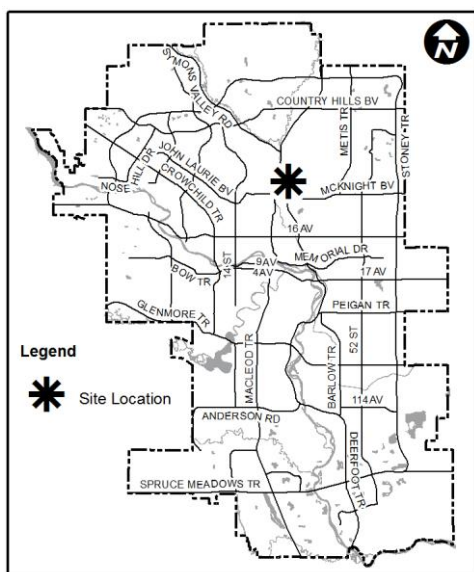
A development permit application (DP2019-4297) has been submitted and is under review. The applicant has proposed a two-storey 8.5 metre tall development that will be primarily comprised of office space. This is in alignment with the Applicant Submission (Attachment 1), as they had indicated their intent to expand the existing building by adding a full second storey office area along with converting a significant portion of the existing warehouse space to office uses.

Planning & Development Report to  
Calgary Planning Commission  
2019 September 19

ISC: UNRESTRICTED  
CPC2019-1072

Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street  
NE, LOC2019-0095

Location Maps



## **Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street NE, LOC2019-0095**

---

### **Site Context**

The subject site is an approximately 0.41 hectares (1.01 acres) parcel in the Deerfoot Business Centre. The parcel is approximately 41 metres in width and 100 metres in length. Presently, the site has a one-storey building that is comprised of warehouse and office uses. The site is located midblock along 10 Street NE, near 57 Avenue NE and 11 Street NE. Deerfoot Trail and the Calgary International Airport are located in close proximity to the parcel.

The surrounding industrial area is comprised predominantly of light industrial and commercial uses on Industrial – General (I-G) (to the south), Industrial – Commercial (I-C) District lands (north of the site), and airport lands east of 11 Street NE. The immediately surrounding area has an industrial aesthetic characterized by an array of flat roof two-storey buildings that are auto-orientated in terms of their design and access.

Deerfoot Business Centre is a major employment hub in the city. Current estimates indicate that office and light industrial uses provide employment for 30,000 employees.

Deerfoot City, which is located 300 metres northwest of the site has emerged as a robust commercial centre that is a primary driver of retail and employment within the area. The site has undergone significant redevelopment since 2015 and will continue to do so for the foreseeable future.

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal is to allow for an expansion of industrial business development activities for 5774 - 10 Street NE. The applicant intends to expand and renovate the current building. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### **Planning Considerations**

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

#### ***Land Use***

The site's existing Industrial – General (I-G) District allows for a wide variety of general light and medium industrial uses and a limited number of support commercial uses. I-G designated parcels are typically located within industrial areas and contain specific limits on sales and office activities to preserve a diverse industrial land base. The I-G District allows for maximum floor area of 1.0 and maximum building height of 16.0 metres.

## **Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street NE, LOC2019-0095**

---

The proposed Industrial – Business f1.0 (I-B f1.0) District allows for high quality, manufacturing, research and office developments that are intended to be compatible with industrial uses and areas. I-B designated parcels are intended to be located in desirable locations that contribute to employment centres. The proposed I-B District allows for a maximum floor area ratio of 1.0 and a maximum building height of 12.0 metres.

The key differences between the I-B and I-G Districts are that there are no use area restrictions for office, and the I-B District allows consumer service uses (with maximum use area limits). This is in contrast to the I-G District where retail sales activities and office uses are restricted by rules to ensure that these uses may only exist as ancillary components of the principal I-G uses (e.g. a manufacturing facility which also contains a small retail sales area and/or administrative offices).

### ***Development and Site Design***

If the application is approved by City Council, the rules of the proposed Industrial Business (I-B) District will provide basic guidance for the future site development. The building design, size and site layout details such as parking, landscaping, and site access will be determined during the development permit application review, but it is anticipated these can all be incorporated onto the site appropriately, even with the proposed second storey addition.

### ***Environmental***

There are no environmental concerns associated with the site or current proposal.

### ***Transportation***

Vehicular access to the parcel is available and anticipated to continue from 10 Street NE. The subject site is in close proximity to Deerfoot Trail which is classified as a Skeletal Road by the *Municipal Development Plan*. The area is served by Calgary Transit bus service. Base and Express service is provided along 11 Street NE as Routes 32 and 69 have stops within a 300 metre radius; providing direct connections from Huntington Hills to Sunridge Mall and the downtown core respectively via Deerfoot Business Centre.

A Transportation Impact Assessment or parking study was not required in support of this land use application at this time.

### ***Utilities and Servicing***

Water, sanitary and storm sewer mains are all available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

**Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street NE, LOC2019-0095**

---

**Stakeholder Engagement, Research and Communication**

In keeping with the administration's standard practices, this application was circulated to all relevant stakeholders and notice posted on-site. Notification letters were also sent to adjacent landowners and the application was advertised online.

No community association exists for this area.

Administration received six public responses from adjacent businesses noting concerns related to the proposed land use redesignation and potential future development. The business owners concerns are generally summarized as follows:

- increase in traffic, noise and parking issues; and
- general concern about higher density industrial and commercial developments within area.

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

**Strategic Alignment**

***South Saskatchewan Regional Plan (2014)***

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***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.

***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located within the Standard Industrial area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. The Standard Industrial area is intended to contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character of the area should be maintained.

Planning & Development Report to  
Calgary Planning Commission  
2019 September 19

ISC: UNRESTRICTED  
CPC2019-1072

**Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street  
NE, LOC2019-0095**

---

The subject site is located between Deerfoot City to the north and Industrial - Employee Intensive areas to the east, west and south respectively. It is proposing an expansion of the existing Industrial – General activities on the site, in proximity to existing commercial uses, and does not change the existing character of the area. The subject site is in a desirable location that contributes to the surrounding employment centres and industrial uses throughout this area.

There is no local area policy plan existing in this area.

**Social, Environmental, Economic (External)**

An Environmental Site Assessment was not required for this application. No additional social, environmental and economic impacts have been identified.

**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 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*. The parcel's location and the area context is appropriate for the proposed Industrial – Business f1.0 (I-B f1.0) District which will allow for a range of business uses that will be compatible with the surrounding industrial area.

**ATTACHMENT(S)**

1. Applicant Submission