

Planning & Development Report to
Calgary Planning Commission
2019 November 07

ISC: UNRESTRICTED
CPC2019-1365

Land Use Amendment in East Shepard Industrial (Ward 12) at 5315 Dufferin Boulevard SE, LOC2019-0117

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on 2019 July 25, on behalf of 52 Street Landing GP Inc. Located in the East Shepard Industrial area, this land use amendment application proposes the redesignation of a 0.67 hectare \pm (1.65 acre \pm) parcel from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to provide greater flexibility of uses. Specifically, the proposed amendment will allow for:

- small scale commercial uses that are compatible with and complement light industrial uses;
- 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.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan* and *Southeast Industrial Area Structure Plan*.

No development permit has been submitted with this application.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.67 hectares \pm (1.65 acres \pm) located at 5315 Dufferin Boulevard SE (Plan 1811967, Block 2, Lot 7) 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 land use amendment application was submitted to The City of Calgary by B&A Planning Group on 2019 July 25, on behalf of 52 Street Landing GP Inc to include commercial uses such as fitness centre, bank and medical clinic as outlined in the Applicant's Submission (Attachment 1).

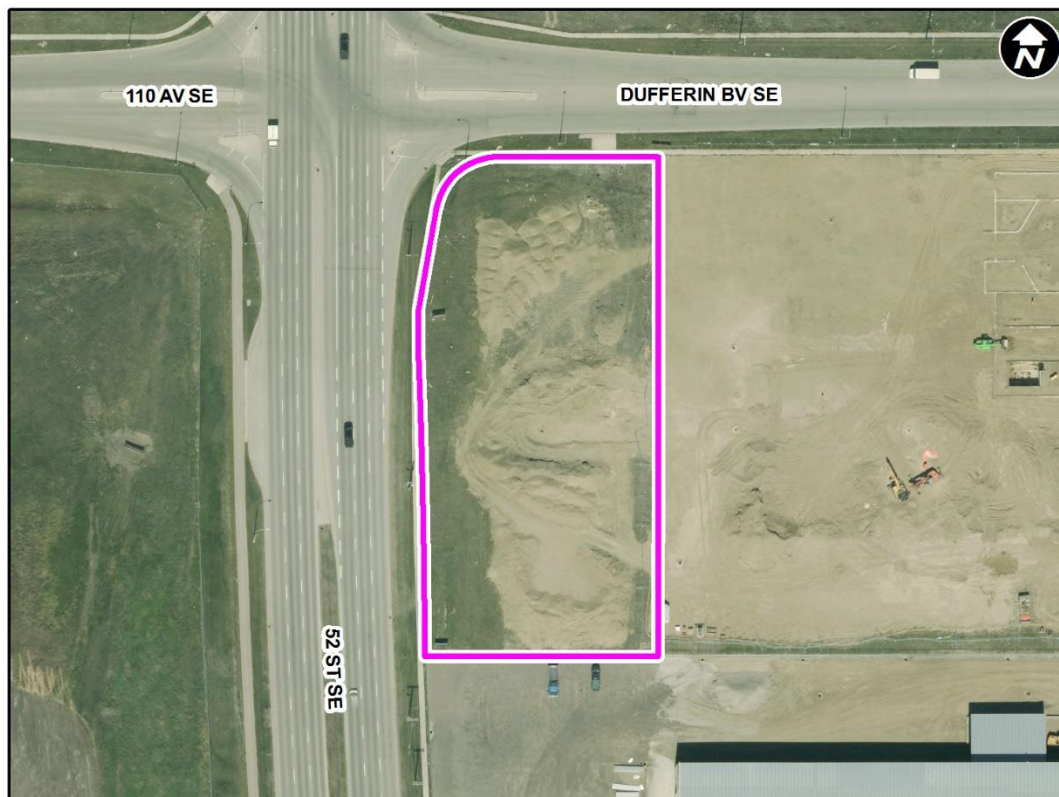
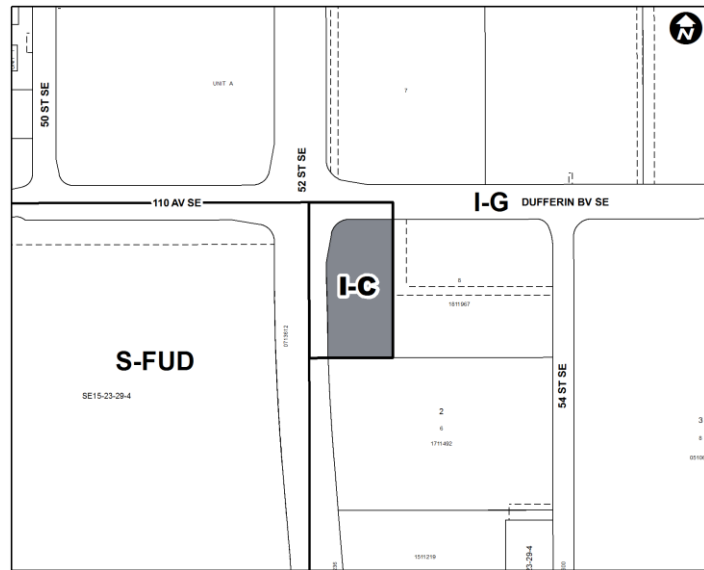
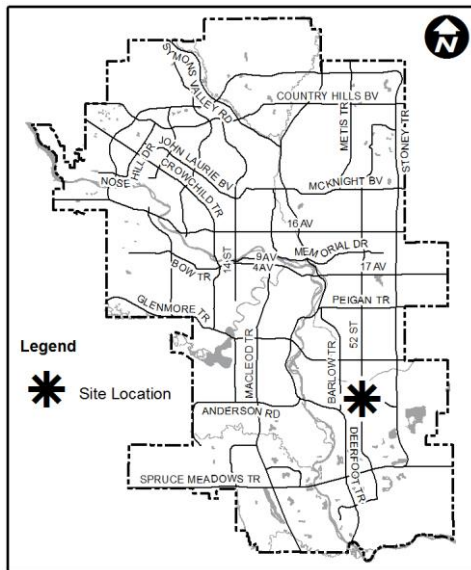
A Development Permit (DP2019-0110) was recently approved for a part of the subject site under the existing Industrial – General (I-G) District for a convenience food store, gas bar and drive through.

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Location Maps



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Site Context

The subject site, situated in East Shepard Industrial, at the southeast corner of the intersection of Dufferin Boulevard SE and 52 Street SE, with frontages along 52 Street SE to the west, and Dufferin Boulevard SE to the north. The subject site is approximately 0.67 hectares (1.65 acres) in size, and is approximately 56 metres wide by 119 metres long. Approximately 60 percent of the subject site is currently under construction in accordance with approved Development Permit DP2019-0110, which approved a convenience store with a drive through and a gas bar. The proposed land use amendment facilitates the development of the remaining 40 percent of the site, with the proposed land use encompassing the entire site.

Access to the site is shared with the adjacent parcel to the east, which is developed as a car wash, large vehicle wash and a self-storage facility. The shared access is a registered easement on the parcel title.

The surrounding industrial area is comprised of predominantly light industrial uses and developments on lands designated I-G District. The parcel west of 52 Street SE is currently undeveloped and designated Special Purpose – Future Urban Development (S-FUD) District. The parcels north of Dufferin Boulevard SE are designated I-G District. The subject site is approximately 100 metres from the setback of the City of Calgary Sewage Lagoons Wastewater Treatment plant in the south and approximately 100 metres from a hazardous waste setback in the northwest.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment will further facilitate the development of the subject site in a way that is contextually appropriate. This will contribute to the growth of this developing industrial area, as envisioned by the *Municipal Development Plan* and the *Southeast Industrial Area Structure Plan*.

Planning Considerations

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

Land Use

The existing I-G District allows for a wide variety of general light and medium industrial uses and a limited number of support commercial uses. Parcels designated as I-G District are typically located in internal locations within industrial areas and the District contains specific limits on sales and office activities to preserve a diverse industrial land base. The I-G District allows for a maximum floor area of 1.0 and a maximum building height of 16.0 metres.

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The proposed I-C District allows for light industrial uses and small scale commercial uses that are intended to be compatible with industrial use areas. Parcels designated as I-C District are intended to be located along or within 200 metres of major streets or expressways. Accordingly, the I-C District contains provisions to ensure that developments provide an appropriate transition between other land use districts and the I-G District. These provisions include setbacks, screening, landscaping and building design controls that are intended to address the aesthetics of more visible locations. The I-C District allows for a maximum floor area ratio of 1.0 (6700 square metres) and a maximum building height of 12.0 metres.

Beyond maximum building height and a slightly different suite of allowable uses, key differences between the I-C and I-G Districts are that the I-C District has no use area restrictions for office and retail and consumer service uses (with maximum use area limits) are allowed. 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.

Development and Site Design

As noted in the applicant's submission (Attachment 1), the purpose of this application is to allow for industrial supportive commercial development. When development permit applications for the site are submitted, they will be reviewed by Administration pursuant to any relevant bylaws, policies, and guidelines. Additional items related to appropriate uses, building mass and height will be considered through the development permit process include, but are not limited to:

- building height consideration to accommodate a variety of uses; and
- provision of overhead doors.

The existing approval under DP2019-0110 meets the rules of the I-C District.

Environmental

No environmental issues have been identified at this time. Environmental history was reviewed at the previous outline plan, subdivision, and development permit stages. Therefore, an environmental site assessment was not required for this application.

Transportation

Vehicular access to the subject site is currently available via a shared driveway access located on the neighboring property at 5421 Dufferin Boulevard SE. Direct vehicular access to 52 Street SE to / from the subject site is not allowed. As per the *Municipal Development Plan* the site is adjacent to the Primary Transit Network with 52 Street SE classified as an Industrial Arterial Street as per *Calgary Transportation Plan*. The site is serviced by Calgary Transit Route 23 bus service along 52 Street SE. This section of 52 Street SE is designated as a Truck Route.

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Utilities and Servicing

The site is currently being developed and serviced with water, sanitary, and storm service connections under Development Permit DP2019-0110. There is adequate capacity in the provided service connections and adjacent public mains to support the proposed land use amendment. Should the site development significantly intensify in the future, any potential upgrades to the existing services will be determined at the development permit stage and will be at the developer's expense.

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 public meetings were held by the applicant or Administration in association with this application.

No community association exists for this area, and therefore no comments were received. Administration received one letter from the public not supporting food services on this parcel.

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 site is located within the City, Town area of the 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 and policy 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.

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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.

Southeast Industrial Area Structure Plan and Supporting Information (Statutory – 1996)

The subject site is located within the General Light Industrial (I-2) area as identified on Map 2: Land Use and Transportation Plan in the *Southeast Industrial Area Structure Plan* (ASP). The applicable ASP policies encourage a wide range of light industrial and associated uses that are compatible with one another. The ASP recommends that general light industrial development in the Southeast Industrial Area be in accordance with the I-2 General Light Industrial District rules included in Calgary's Land Use Bylaw 2P80. The Industrial – Commercial (I-C) District corresponds to the I-2 District under Land Use Bylaw 2P80. This application is supported by the policies of the *Southeast Industrial ASP*.

Social, Environmental, Economic (External)

The proposed land use district will provide opportunities for additional commercial uses while maintaining the industrial character of the area.

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 application.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with applicable policies and the urban structure of the subject site as identified in the *Municipal Development Plan* which allow for greater flexibility of uses on the site and will bring the subject site into compliance with the Land Use Bylaw.

ATTACHMENT(S)

1. Applicant's Submission