

Planning & Development Report to
Calgary Planning Commission
2019 October 17

ISC: UNRESTRICTED
CPC2019-1272

**Land Use Amendment in Highfield Industrial (Ward 9) at Highfield Circle SE,
LOC219-0134**

EXECUTIVE SUMMARY

This application was submitted by IBI Group on 2019 August 28 on behalf of the landowner 723971 Alberta Ltd (Douglas MacRae). The application proposes to change the land use designation of the site from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to provide greater flexibility of uses and to allow for:

- small scale commercial uses, including banks, medical clinics, offices, retail stores and restaurants;
- a maximum floor area ratio of 1.0 (the same as the current maximum);
- a maximum height of 12 metres (a decrease of 4 metres); and
- the uses listed in the I-C District.

The proposed land use amendment aligns with applicable policies in the *Municipal Development Plan*. A development permit has not been submitted.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.44 hectares ± (3.56 acres ±) located at 6 Highfield Circle SE (Plan 9911978, Lot 23) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 OCTOBER 17:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 1.44 hectares ± (3.56 acres ±) located at 6 Highfield Circle SE (Plan 9911978, Lot 23) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to **Proposed Bylaw 232D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The application was submitted by IBI Group on behalf of the landowner 723971 Alberta Ltd (Douglas MacRae).

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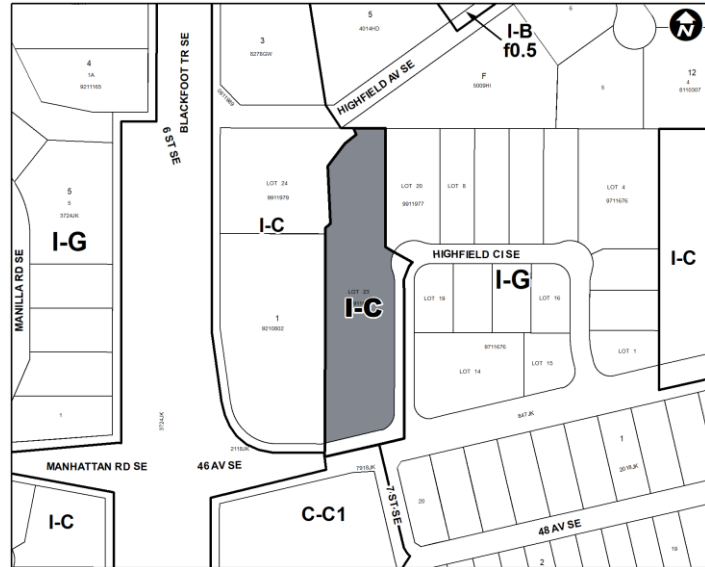
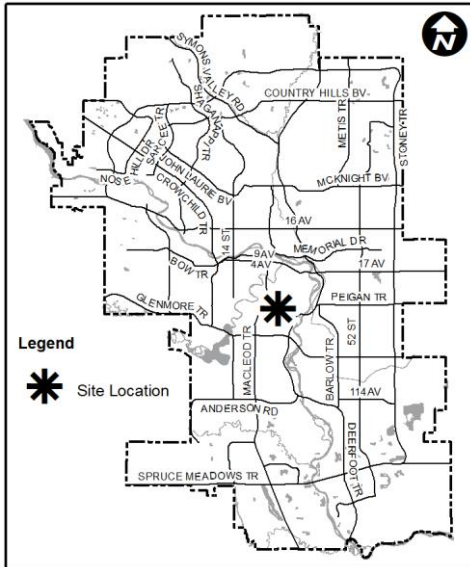
Under the previous Land Use Bylaw (2P80), the site was designated as General Industrial Light District (I-2), which allowed for what is now called Vehicle Sales – Major. When the current Land Use Bylaw (1P2007) came into effect, the subject site was redesignated from I-2 District to I-G District, which caused the use on the subject site to be non-compliant. The proposal will bring the uses on the site into compliance (see Applicant’s Submission – Attachment 1).

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Location Maps



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Site Context

The subject site consists of one parcel and is located at the corner of Highfield Circle SE and 46 Avenue SE in the community of Highfield Industrial, one block west of Blackfoot Trail SE. Surrounding development is characterized by Industrial – General (I-G) to the east and north, Industrial – Commercial (I-C) to the west and Commercial – Community 1 (C-C1) to the south. The subject site is approximately 1.44 hectares in size and is developed with one building and is currently home to Blackfoot Motosports.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of uses that are compatible with and complement existing light industrial and commercial uses in the area. The proposal is consistent with 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

This application is to redesignate the site from the existing Industrial – General (I-G) District to the Industrial – Commercial (I-C) District to allow for a greater variety of commercial uses within the existing building and to bring the subject site into compliance with the Land Use Bylaw 1P2007.

The I-G District supports a variety of light and medium general industrial uses and a limited number of support commercial uses, while the I-C District encourages light industrial uses and small-scale commercial uses that are compatible with and complement light industrial uses. The I-C District is also intended to provide a transition between other land use districts and the I-G District. The proposed I-C District allows for the continuation of industrial uses on the site and is compatible with existing adjacent land uses.

Development and Site Design

The intent of this application is to allow for additional flexibility of allowable uses.

Environmental

An Environmental Site Assessment was not required for this application.

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Transportation

A Transportation Impact Assessment and parking study was not required as part of this land use amendment. Vehicular accesses to the subject site are from 46 Avenue SE and Highfield Circle SE. The site is well served by Calgary Transit with bus stops located within 130 metres of the development on 46 Avenue SE.

Utilities and Servicing

Water, sanitary and storm deep utilities are available for development servicing. Additional servicing requirements will be determined at the time of redevelopment.

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 or Administration in association with the application.

No letters in support or objecting to the proposed land use amendment were received by Administration by the Calgary Planning Commission report submission date. Further, there is no community association in this 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, 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.

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)

Within the *Municipal Development Plan* (MDP), the site is identified as Industrial – Employee Intensive, which is intended for manufacturing, warehousing and mixed industrial/office

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development with high labour concentrations. The proposal is in keeping with relevant MDP policies and would align the subject site's land use with the urban structure category found in the MDP.

There is no local area policy for the site.

Social, Environmental, Economic (External)

The proposed land use district will provide opportunities for additional commercial uses on the site and there are no known outstanding environmentally related concerns associated with the proposal at this time. As such, an Environmental Site Assessment was not required.

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 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 will 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
2. **Proposed Bylaw 232D2019**