

**LAND USE AMENDMENT  
GREENVIEW INDUSTRIAL PARK (WARD 4)  
41 AVENUE NE AND 1 STREET NE  
BYLAW 364D2017**

**MAP 34C**

**EXECUTIVE SUMMARY**

This land use amendment seeks to redesignate an Industrial – Redevelopment (I-R) District to an Industrial – Edge (I-E) District. The intention of the redesignation is to provide greater flexibility in the range of commercial uses allowable at this location.

This will allow the applicant to pursue a future commercial building with the anticipated uses of Liquor Store, Convenience Food Store and Office, utilizing its frontage at the corner of 41 Avenue NE and 1 Street NE, in the community of Greenview Industrial Park.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION**

2017 October 05

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 364D2017; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 4150 - 1 Street NE (Plan 1612384, Block 2, Lot 42) from Industrial – Redevelopment (I-R) District **to** Industrial – Edge (I-E) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 364D2017.

**REASONS FOR RECOMMENDATION:**

The proposed land use redesignation is in line with the Municipal Development Plan (MDP) and its industrial policies found under 3.7.1. This redesignation provides for a broader range of commercial uses along the edge of the Greenview Industrial Park on a marginally sized parcel, with specific rules within the I-E District that deal with site mitigation factors for lands that lie adjacent to a residential district.

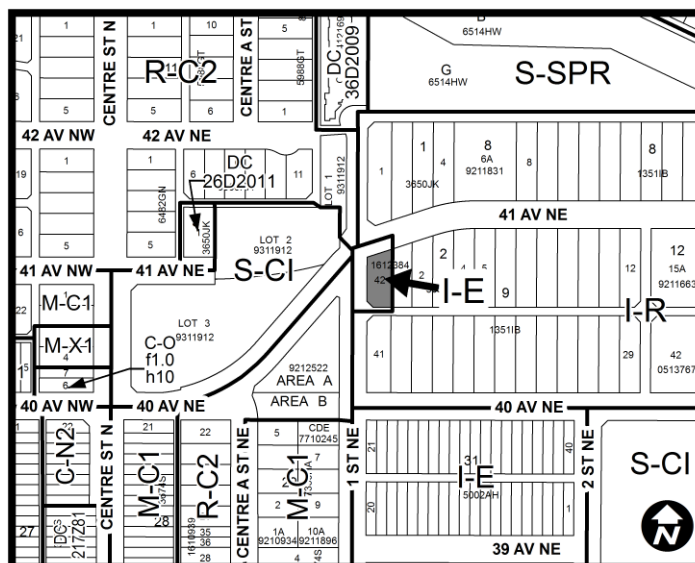
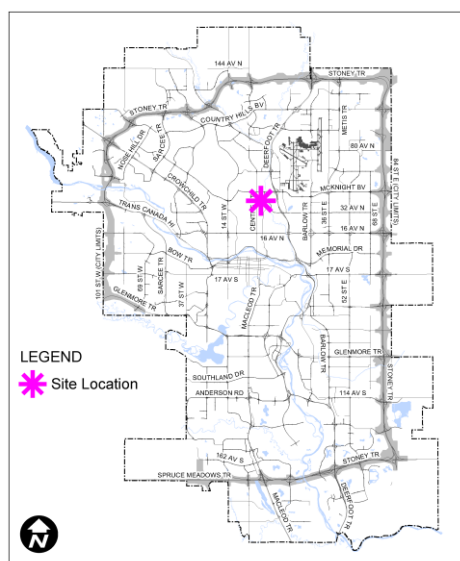
**ATTACHMENT**

1. Proposed Bylaw 364D2017

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 4150 - 1 Street NE (Plan 1612384, Block 2, Lot 42) from Industrial – Redevelopment (I-R) District **to** Industrial – Edge (I-E) District.

**Moved by: M. Foht**

**Carried: 7 – 1**

Opposed: R. Wright

Reasons for Opposition from Mr. Wright:

- The introduction of some commercial uses into the edge of industrial districts is often appropriate, however, increasing traffic due to the nature of the proposed uses in this site is problematic. The grades on 40 Avenue and 41 Avenue NE and curving nature of 41 Avenue NE make it difficult to see oncoming traffic if you are on 1 Street NE and attempting to turn east or west onto 41 Avenue NE.

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**Applicant:**

Argos Engineering

**Landowner:**

Associated Car Wash Ltd

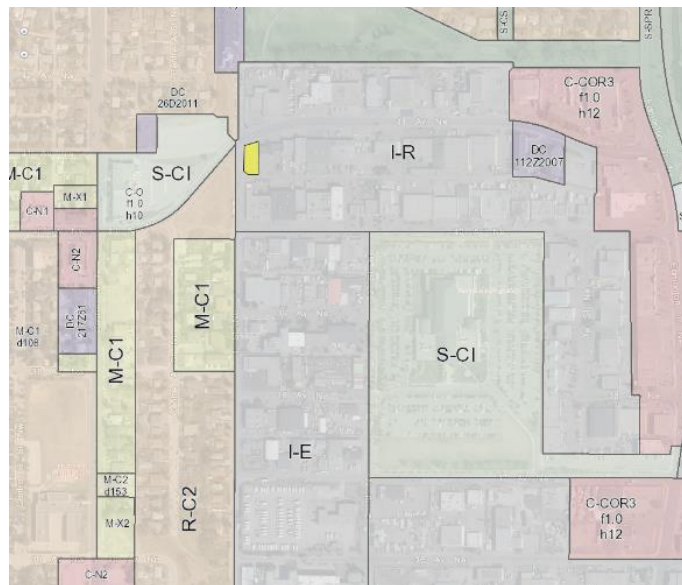
**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the northeast quadrant of the city, within Greenview Industrial Park at the intersection of 41 Avenue NE and 1 Street NE.

The land uses adjacent to the site comprise residential land uses immediately to the west (Highland Park); and industrial land uses to the southeast including one block north across 41 Avenue NE (Greenview Industrial Park). The Centre Street Urban Boulevard is located approximately 180 metres to the west of the subject site.

The industrial land uses immediately adjacent to the subject site and along 41 Avenue NE are designated as Industrial – Redevelopment (I-R) District, and comprise several auto oriented businesses along with commercial businesses that complement light industrial uses. The industrial land uses further to the south are designated as Industrial – Edge (I-E) District and comprise similar businesses to the ones adjacent to the site. *Figure- 1* below, demonstrates the surrounding land uses.



**Figure- 1**

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**LAND USE DISTRICTS**

The proposed district is the Industrial – Edge (I-E) District. This district is intended to be implemented on the perimeter of industrial areas where the industrial parcel, for example, shares a street abutting a residential district. The purpose is to provide for a limited range and size of uses whose impact are mitigated on nearby residential parcels through the interface mitigation rules found within the district. This is what makes this district the most appropriate industrial land use district for this location.

The future anticipated uses of Liquor Store, Convenience Food Store and Office, are all appropriate uses within this district and can benefit from the parcel's location where Greenview Industrial park abut Highland Park residential district.

This district can allow Convenience Food Store use to take up to 100 percent of the gross floor area on the parcel (with a maximum floor area ratio of 1.0), since it does not have a use area restriction. However other support uses including the anticipated Office and Liquor Store uses have a maximum use area of 300 square metres.

Furthermore, the Land Use Bylaw 1P2007 requires that a Liquor Store use is not located within 300 metres from another Liquor Store and also in the industrial district, must not be located within 150 metres from a parcel that contains a School (private or public). While the future Development permit process will review this, a quick review found no discrepancies to these requirements.

**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (SSRP)

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

Municipal Development Plan (2009)

The subject site falls within the *Standard Industrial* area as identified on Map 1: Urban structure, of the Municipal Development Plan (MDP). Standard Industrial Areas consists of existing planned industrial areas that 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 should be maintained.

The proposed land use district meets the MDP's 3.7.1 Standard Industrial Area Policies which include:

- a. Industrial uses should continue to be the primary use.

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- b. Allow for the development and retention of a broad range of industrial uses and a variety of industrial parcel sizes.
- c. Uses that support the industrial function of this area and cater to the day-to-day needs of area businesses and their employees may be supported.
- f. Portions of the Standard Industrial Areas may be appropriate for redevelopment as non-industrial or mixed-residential business areas, given their proximity to existing communities and the Primary Transit Network.
- k. Streets that provide direct connections to transit services should provide facilities and amenities for pedestrians, cyclists and transit.
- n. Protect the integrity of primary goods movement corridors by limiting direct access from truck routes to adjacent properties.
- q. In cases where the Standard Industrial Area interfaces with other types of land uses and public rights-of way, provide street trees, landscaping, fencing and architectural elements for sites that are highly visible to the public from skeletal roads, and along the city's major entranceways.

As referenced above, while the MDP discourages stand-alone office uses, the development permit process will regulate further implementation of the MDP through the Land Use Bylaw, given that the Office use is listed as a discretionary use, when proposed in new buildings.

The proposed land use district also protects the movement corridors by ensuring the proposed land use can function while maintaining the limitations on the direct access along 41 Avenue NE.

## **TRANSPORTATION NETWORKS**

A Traffic Impact Assessment (TIA) was not required as part of this application.

The proposed land use district protects the movement corridors by ensuring the proposed land use can function while maintaining access restrictions to 41 Avenue NE. Direct vehicular access to this site will be to and from the rear lane only.

In terms of local Transit service, the bus stop for west bound Route 73 is located approximately 80 metres walking distance from the site, located on 41 Avenue NE. Primary Transit is located on Centre Street N, approximately 250 metres walking distance away (Route 3).

## **UTILITIES & SERVICING**

Water, sanitary and sewer services are available to service the development of the subject site From 41 Avenue NE, without the need for upgrades or adjustments to the existing infrastructure.

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**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment (ESA) was not required as part of this land use redesignation application.

**ENVIRONMENTAL SUSTAINABILITY**

This aspect would be determined at the development permit/building permit stage, and is not applicable for this application.

**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Since there is no Community Association for this area, this application was circulated to the adjacent Highland Park Community Association. However, no comments were received by the CPC Report submission date.

**Citizen Comments**

No comments were received by the CPC Report submission date.

**Public Meetings**

No public meetings were held for this application.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**



September 17, 2017

The City of Calgary  
Planning, Development and Assessment (#8108)  
800 Macleod Trail SE  
Calgary, AB T2P 2M5

Subject: Request for Industrial Land Use Re-designation as Industrial – Edge (I-E) District for construction of a two storeys Commercial Building.  
Municipal Address: 4150 1 Street NE, Calgary, Alberta.  
Legal description: Lot 42, Block 2, Plan 3650 JK

Re: Pre-application number-PE- 2017-00452

On behalf of our client, we would like to apply for land Use Re-designation as Industrial – Edge (I-E) District for the above mentioned Municipal address. Our client's intent is to build a two storeys commercial building having liquor store and convenient store on the main floor and office space on the second floor. The total built-up area would be approximately 4000 sq.ft.

As advised by the City of Calgary to take prior consent from the councillor and community association members before the application, we have taken consent from the councillor and community association. The names of the members who have given consent to the proposed project are as follows:

1. Ward 4 Councillor - Sean Chu. Tel: 403 268 1675
2. Thorncliffe Greenview Community Association- President – Leslie Tel: 403 669 6116
3. Thorncliffe Greenview Community Association- Member – Margin Tel: 403 669 6116

The reason for the proposed two storeys commercial building which will comprise of liquor store, convenient store and office space will facilitate the demand of day to day living requirement at a walking distance within the community. As per the City of Calgary Land Use Bylaw, we have also established that there are no liquor stores and convenient stores within 150.0 metres from the subject site. In addition, there are no schools or school authority within 150.0 metres from the subject site as required by the City. The proposed project will have surface parking spaces available within the property line.

We would appreciate your support and approval to help in the development of the community.  
I can be reached at (403 400 0113) or by email at [argosengineering@gmail.com](mailto:argosengineering@gmail.com).

Sincerely,



Sanjay Desai  
Argos Engineering Ltd.  
417, 4774 – Westwinds Drive, NE  
Calgary, AB, T3J 0L7.