

LAND USE AMENDMENT
BURNS INDUSTRIAL (WARD 9)
64 AVENUE AND 11 STREET SE
BYLAW 240D2017

MAP 35S

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate the parcel, located in Burns Industrial, from Industrial – General (I-G) District to Industrial – Commercial (I-C) District in order to accommodate a wider variety of commercial uses.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 June 01

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 240D2017; and

1. **ADOPT** the proposed redesignation of 1.56 hectares ± (3.85 acres ±) located at 6325 – 11 Street SE (Plan 7610460, Block 3, Lot B) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 240D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the Municipal Development Plan (MDP) which permits industrial areas to include uses that support their function, such as commercial development, while maintaining opportunities for industrial development in the future. This land use redesignation application meets the broad intent of applicable City policies and of the Industrial Commercial (I-C) District.

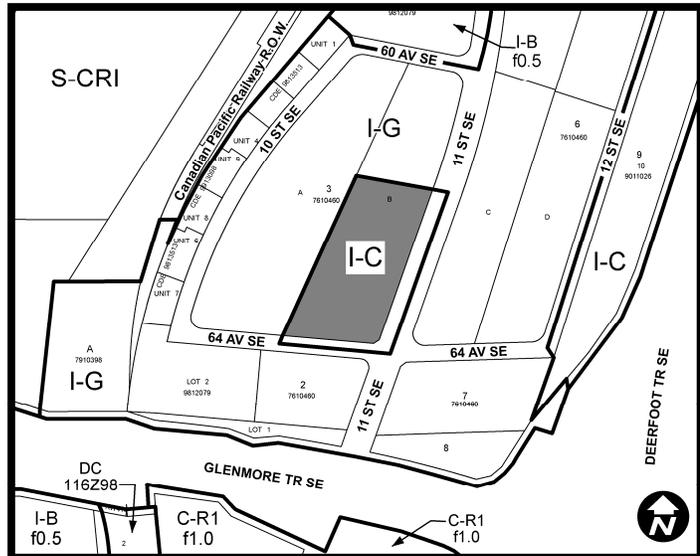
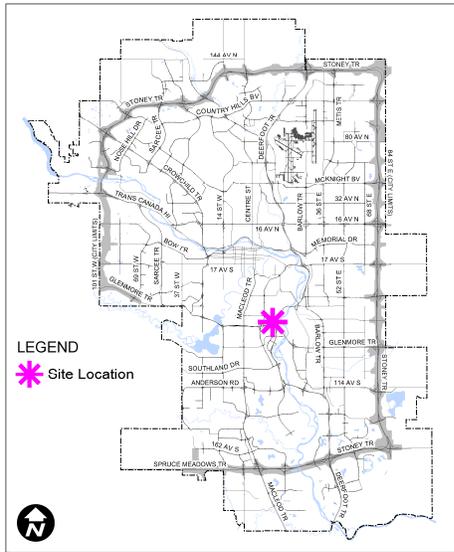
ATTACHMENT

1. Proposed Bylaw 240D2017

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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 1.56 hectares \pm (3.85 acres \pm) located at 6325 – 11 Street SE (Plan 7610460, Block 3, Lot B) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Moved by: M. Foht

Carried: 5 – 0

Reasons for Approval from Mr. Foht:

- I supported this application to amend the land use from I-G to I-C. The property is located on 11 Street SE which serves a variety of retail and quasi-retail businesses just to the south of the property. The current uses in the building are quasi-retail in nature (i.e. paint store); therefore, this proposed land use would reflect the use of the building.

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Applicant:

Stantec Consulting Ltd

Landowner:

623201 Alberta Ltd
(Mark Zivot, Lorne Paperny, Philip Libin
and Brent Belzberg)

PLANNING EVALUATION

SITE CONTEXT

The site is located in the community district of Burns Industrial and is currently designated Industrial – General (I-G). The parcel is developed with a single building that contains a number of specialty warehouse supply stores. Site access is from 11 Street SE and 64 Avenue SE. Surrounding land uses consist of a mix of light industrial and commercial uses. Within this area, destination-retail uses are primarily limited to areas south of Glenmore Trail SE, in closer proximity to Deerfoot Meadows.

LAND USE DISTRICTS

The current Industrial General (I-G) District designation allows for a wide range of light and medium industrial uses and a limited number of support commercial uses, with limits on sales and office activities to preserve a diverse industrial land base. The I-G District allows for a maximum building height of 16 metres and a maximum floor area ratio (FAR) of 1.0.

The proposed Industrial Commercial (I-C) District is intended for parcels located at the perimeter of industrial areas, along major streets or expressways and as a transitional land use between I-G and other non-industrial designated parcels. While the parcel location does not fully meet the I-C district's location criteria, the parcel:

- is near to Deerfoot Trail SE and Glenmore Trail SE, classified as expressways, though not directly accessible; and
- has historically been occupied by light industrial and commercial type uses.

The proposed I-C District allows for a maximum building height of 12 metres and a maximum FAR of 1.0. The existing buildings on site are approximately 6 metres in height and therefore, the decreased building height associated with the proposed I-C district would not render the buildings legally non-conforming. In recognition of the maximum height reduction from 16 to 12 metres, the Development Authority may consider height relaxations for select industrial uses (e.g. General Industrial – Light), at the development permit stage.

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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 is located within the Standard Industrial typology as per Map 1: Urban Structure of the MDP. Policy stipulates that industrial uses should continue to be the primary use. While the proposed land use application is intended to accommodate a wider variety of commercial uses, the site is located along a major street, and the I-C district is industrial. Controls in the district will ensure that commercial uses are compatible with industrial uses and limited in size. Any application for development should align with the purpose statements of the I-C district to limit commercial uses to small scale. This land use redesignation application meets the broad intent of applicable City policies and of the Industrial Commercial (I-C) District.

The site is not subject to any local area plan.

TRANSPORTATION NETWORKS

The subject site is located approximately 170 metres from Glenmore Trail SE and is accessed via 11 Street SE and 64 Avenue SE. The site has access to the skeletal network with Blackfoot Trail SE at 1.4 kilometres from the site, Glenmore Trail SE at 2.3 kilometres from the site and Deerfoot Trail SE at 3 kilometres from the site (distances given are via the street network).

No transportation or parking studies were required for this redesignation.

Bus stops for Routes 72 and 73 are located near the subject parcel. The stop for Route 72 is across the street from the parcel and the stop for Route 73 is 100 metres away. Public realm improvements, including sidewalks, may be required as the site intensifies.

The 11 Street Corridor Improvement Project by The City of Calgary is underway to improve public realm and mobility options (e.g. biking, walking, and public transit) along 11 Street SE between 46 Avenue SE and Heritage Drive SE.

UTILITIES & SERVICING

No servicing upgrades are anticipated as part of the subject application.

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PUBLIC ENGAGEMENT

Community Association Comments

There is no Community Association in this area.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

The LUR proposes to redesignate the parcel from the Industrial – General (I-G) District to the Industrial – Commercial (I-C) District to accommodate a wider variety of commercial uses. The reason for the requested redesignation is due to the recent renovations on the property and changing tenants. The site is also located in close proximity to both Glenmore Trail and Deerfoot Trail, which further supports the I-C District.