

**LAND USE AMENDMENT
STARFIELD (WARD 9)
52 STREET SE AND 61 AVENUE SE
BYLAW 212D2017**

MAP 35SE

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate the parcel, located in Starfield Industrial, from Industrial – General (I-G) District to a DC Direct Control District. The proposed Direct Control district is based on Industrial – Commercial (I-C) District, with the additional discretionary use of Storage Yard. The redesignated land is intended to accommodate commercial development to support the employees of the nearby industrial areas.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2017 May 04

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 212D2017; and

1. **ADOPT** the proposed redesignation of 2.04 hectares \pm (5.04 acres \pm) located at 5333 – 61 Avenue SE (Plan 1611267, Block 9, Lot 1) from Industrial – General (I-G) District **to** DC Direct Control District to accommodate a range of light industrial uses and small scale commercial uses, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 212D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the Municipal Development Plan (MDP) and the Southeast Industrial Area Structure Plan (ASP), both of which permit industrial areas to include uses that support their function, such as commercial development. The proposed Direct Control District will allow for a range of light industrial uses and small scale commercial uses that are compatible with the surrounding area, and will support the many employees who presently work in the areas of Foothills Industrial, Starfield Industrial, and Great Plains Industrial.

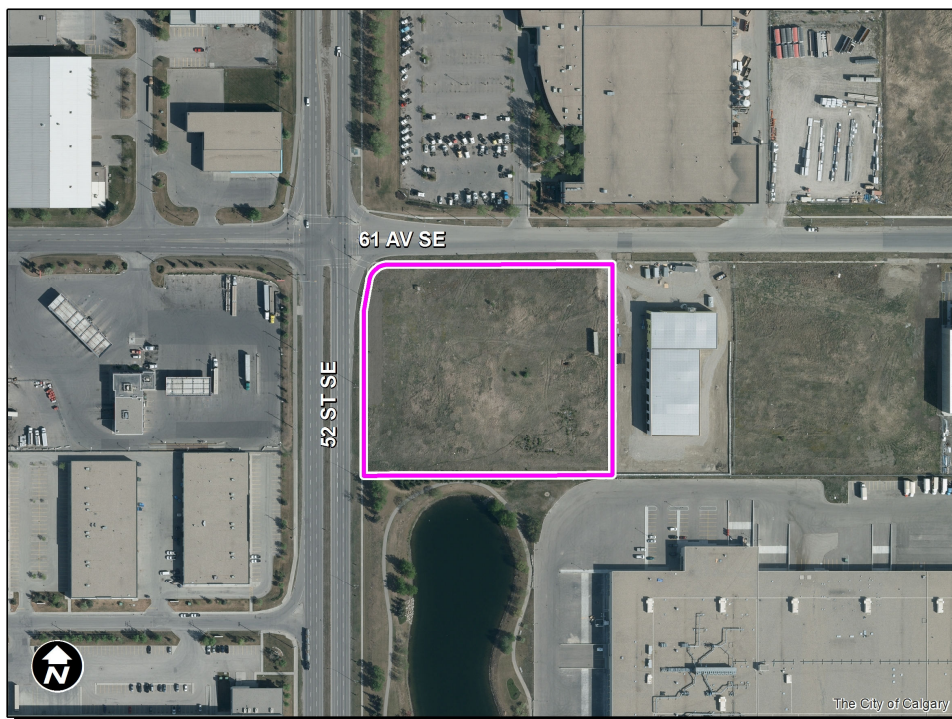
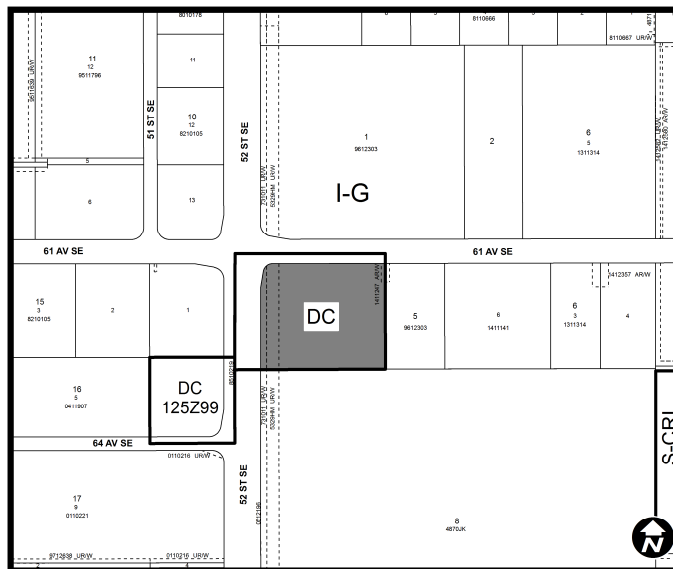
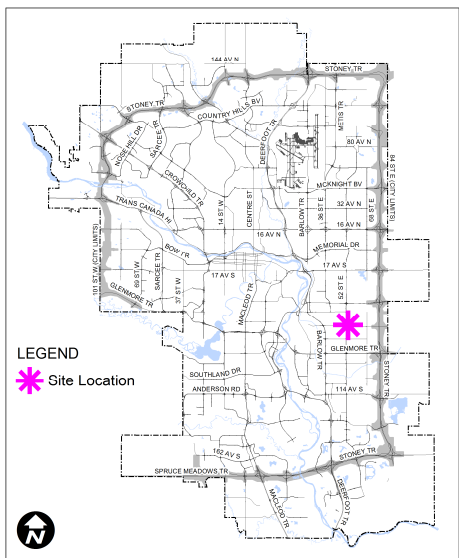
ATTACHMENT

1. Proposed Bylaw 212D2017

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LOCATION MAPS



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.04 hectares \pm (5.04 acres \pm) located at 5333 – 61 Avenue SE (Plan 1611267, Block 9, Lot 1) from Industrial – General (I-G) District **to** DC Direct Control District to accommodate a range of light industrial uses and small scale commercial uses, with guidelines (APPENDIX II).

Moved by: D. Leighton

Carried: 7 – 0

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Applicant:

Kumlin Sullivan Architecture Studio

Landowner:

10 Smed Lane GP Ltd

PLANNING EVALUATION

SITE CONTEXT

Located within the Starfield Industrial precinct, the parcel borders Foothills Industrial directly to the west and Great Plains Industrial to the south. The site is mostly undeveloped, with the south east 4,000 square metres of the site used as a Storage Yard.

The parcel is adjoined by land designated as Industrial – General (I-G) District, with new industrial development constructed in 2016 to the east, and the Icon Business Park located directly south of the site, which is owned by the same ownership group as this subject property. To the west, across 52 Street SE, a Direct Control District approved in 1999 allows for general industrial uses with the additional use of Retail Stores.

Fifty Second Avenue SE connects Calgary's south east industrial areas, from Forest Lawn Industrial to East Shepard Industrial, spanning approximately 10 kilometres.

LAND USE DISTRICTS

The current Industrial General (I-G) District designation allows for a 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 proposed DC District is based on Industrial-Commercial (I-C) District with the additional discretionary use of Storage Yard. The proposed DC District allows for light industrial uses that are unlimited in size, and small scale commercial uses that are compatible with and complement light industrial uses. The proposed DC district allows for a maximum building height of 12 metres and a maximum floor area ratio (FAR) of 1.0. In accordance with the purpose statement of the I-C District, the location of the parcel is ideal for commercial development, as it is located along a Primary Transit Network, Industrial Arterial road, and it is on the perimeter of Foothills Industrial and Starfield Industrial.

Although Administration generally discourages the use of Direct Control Districts where unnecessary, the use of a Direct Control District is in this case appropriate due to the following:

- The Land Use Bylaw 1P2007 does not include a district that can accommodate the variety of uses that have been deemed viable for the parcel

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- If the parcel were to be redesignated to I-C District, it would render the existing Storage Yard a legal non-conforming use, meaning that the use cannot be discontinued for a period longer than 6 months

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 (MDP)

The parcel is located within an area identified as Industrial – Employee Intensive (Map 1: Urban Structure), and along a Primary Transit Network and Industrial Arterial (Map 2: Primary Transit Network). Industrial – Employee Intensive areas generally consist of light to medium industrial uses, including office development, and are often located at transit stops and along corridors served by the Primary Transit Network. While Industrial – Employee Intensive areas should contain predominantly industrial uses, other uses that support the industrial function may be allowed, and are to be determined at the policy plan and land use application process.

The proposed Direct Control District will allow the existing light industrial use on the parcel to remain, while also providing opportunities for additional office and retail space with use size limitations.

Southeast Industrial Area Structure Plan (ASP)

In accordance with Map 2 of the ASP; Land Use and Transportation Map, the site is identified as Existing I-2 General Light Industrial District. The I-2 District is a reference to the Land Use Bylaw 2P80, which was in effect when the ASP was adopted. The I-2 District is no longer current and the parcel is currently designated I-G under Bylaw 1P2007. While the ASP places importance on the future availability of industrial lands in Calgary's southeast, The Plan recognizes the need for some commercial development in the Southeast Industrial Area to support the needs of industrial employees.

The ASP specifically includes provisions for redesignating industrial land to allow for commercial development on sites up to 1.6 hectares. Although the site spans approximately 2.0 hectares, development of the western portion of the site is prohibited through a series of utility right-of-ways that accommodate high pressure gas lines. As such, with less than 1.6 hectares of commercially developable land, Section 4.2(a) of the ASP has been addressed, which denotes that:

- The development is able to meet the needs of industrial employees in the area and does not rely on patronage from beyond the industrial area.

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- The amount and type of existing commercial development in the area be considered.
- The development is able to layout and landscape the yards consistently with the adjacent industrial context.

As part of this land use amendment application, research was undertaken to respond to the above provisions. It has been identified that the proposed land use redesignation and future development is capable of adhering to the policy, and will not negatively impact the surrounding industrial area, addressed below.

As identified, the site is surrounded by three major industrial areas: Starfield Industrial, Foothills Industrial and Great Plains Industrial, with an overall area of approximately 1,104 hectares of General Light Industrial, or approximately 66,000 jobs in accordance with the MDP. Of these jobs, 800 are located at the Icon Business Park, directly south of the subject parcel. Given the high number of jobs in this area alone, it has been identified that there is a strong need for service oriented uses to support the local workforce.

Commercial development exists intermittently along 52 Street SE, with non-industrial uses located at 68 Avenue SE (Great Plains Plaza) and at 72 Avenue SE (Tull Business Park). Great Plains Plaza is designated Commercial – Neighbourhood (C-N2) District, and offers a range of non-industrial uses including fast food and drive-through restaurants, a liquor store and a convenience store. Tull Business Park offers a larger range of commercial/retail development.

The parcel is able to be landscaped consistently with adjoining parcels, however will have limited tree planting along 61 Avenue SE due to the high pressure gas lines.

TRANSPORTATION NETWORKS

The parcel is located in the major intersection of 52 Street SE and 61 Avenue SE. Vehicular access to the site will be provided from 61 Avenue SE. No access to the subject site will be permitted from 52 Street SE.

The subject parcel is located on 52 Avenue SE, which is identified as a Primary Transit Network and an Industrial Arterial within the Municipal Development Plan.

A Transportation Impact Assessment and a parking study were not required for this land use amendment, however will be required at the development permit stage.

Two bus stops are located within 250 metres of the subject parcel. The stops are for Routes 23 and 176.

UTILITIES & SERVICING

Water, storm, and sanitary sewer mains are available and the site is serviced.

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ENVIRONMENTAL ISSUES

There are no known environmental issues with the site. An Environmental Site Assessment (ESA) was not required.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

There is no Community Association for this area.

Citizen Comments

No comments were received by the CPC report submission date.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The existing site is currently zoned I-G as part of the comprehensive Starfield Industrial Development. The site sits at a prominent corner of 61 Avenue and 52 Street SE at the northwest corner of the overall Starfield Industrial Development. It is also centrally located with the Foothills Industrial area. The site is adjacent to 52 Street SE which is noted as a primary transportation and transit corridor. The site also sits adjacent to the ICON Business Park Development, formerly known as SMED, which is also owned by the same ownership group as this subject property.

The Owners have reviewed the central location of this property in relation to the Starfield and East Foothills industrial area and feel that the central location of this site should be able to accommodate a broader range of uses on the site beyond what is envisioned under the current 'I-G' zoning. These potential ranges of use could include industrial, commercial and retail tenancies.

In reviewing the existing retail and commercial offerings in the surrounding industrial areas, our clients have determined that additional commercial services are in demand to attend to the needs of the industrial employees in the immediate (ICON) and surrounding Starfield and East Foothills Industrial areas.

The existing site presently accommodates an approved Storage Yard that has been leased for a minimum of the next 10 years. As a Storage Yard is not a listed use in the 'I-C' Industrial Commercial district and the remaining proposed uses for the site do not adequately fit within the 'I-G' Industrial General zoning, we see our available options as:

- Redesignation of the entire site, making the Storage Yard a legal non-conforming use
- Split zoning the parcel
- A direct control district

All three options have been considered and evaluated, and it has been established that a Direct Control District provides the best option for both the land owner and the City. By redesignating the entire parcel to I-C and rendering the existing Storage Yard a legal non-conforming use, the intent would be for the Storage Yard to be phased out, giving the owner no certainty of the use in the future due to the 6 month rule and limiting any growth of the business. Split zoning the site could lead to difficulties with setbacks, etc., as well as limiting any flexibility. Further, it is highly likely that the parcel would require a future redesignation to make it one district for future development.

Therefore, we are proposing to submit our application for a zoning reclassification for this proposed site from 'I-G' Industrial General to a Direct Control zoning focused on the 'I-C' Industrial Commercial classification with an amendment to make the outdoor storage yard a permitted use.

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to accommodate:
- (a) light industrial **uses** that are unlimited in size;
 - (b) small scale commercial **uses** that are compatible with and complement light industrial **uses**;
 - (c) small scale commercial and light industrial **uses** that are located on the perimeter of industrial areas, along **major streets** or **expressways** and that support local industrial employees;
 - (d) setbacks, screening, landscaping and building design that addresses aesthetic concerns associated with highly visible locations; and
 - (e) the existing **Storage Yard**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Industrial – Commercial (I-C) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Industrial – Commercial (I-C) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Storage Yard**.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Industrial – Commercial (I-C) District of Bylaw 1P2007 apply in this Direct Control District.