

LAND USE AMENDMENT
FRANKLIN (WARD 10)
5 AVENUE SE AND 33 STREET NE
BYLAW 231D2017

MAP 21E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a 5.0 hectare site in Franklin from Industrial – General (I-G) to Industrial – Commercial (I-C) District. The proposed redesignation is intended to introduce new recreational uses to the site while allowing the existing tenants to continue operating. The site is currently home to teaching, recreation, and warehousing facilities. The nature of the uses on site and in the surrounding area makes the site more suitable to commercial-industrial, rather than general-industrial, uses. The Municipal Development Plan acknowledges that portions of the Standard Industrial Areas in the city may be appropriate for redevelopment given their proximity to existing communities and transit.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 May 18

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 231D2017; and

1. **ADOPT** the proposed redesignation of 5.00 hectares \pm (12.35 acres \pm) located at 401 – 33 Street NE (Plan 0113678, Block 7, Lot 3) 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 231D2017.

REASON(S) FOR RECOMMENDATION:

This proposal is in keeping with transit-oriented design principles, as it proposes to locate more activity and services near transit stops. The I-C District is appropriate for this site and continues the transition from the more commercial development to the east to the more industrial development to the west of the subject site. This location is ideal for this more intense type of land use and approval of this proposed redesignation will help to achieve The City’s long term policy goals such as locating more activity near transit and facilitating more intense development near LRT stations.

ATTACHMENT

1. Proposed Bylaw 231D2017

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 5.0 hectares ± (12.35 acres ±) located at 401 – 33 Street NE (Plan 0113678, Block 7, Lot 3) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Moved by: R. Wright

Carried: 9 – 0

Reasons for Approval from Mr. Wright:

- This area has defacto changed from industrial uses to a mix of service and commercial uses over the past 30 years. The proposed land use change is the acknowledgement of such a change and therefore, is appropriate and in fact may be more appropriate than numerous industrial uses presently allowed in the I-G District.

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Applicant:

Gibbs Gage Architect

Landowner:

401 33 Street GP LTD

PLANNING EVALUATION

SITE CONTEXT

The subject site is located within the Franklin area of northeast Calgary, north of Memorial Drive NE and west of 36 Street NE. The site is located within a transit-oriented development area, as it is approximately 500 metres from the Marlborough LRT Station.

The site is located within a transition area between industrial and commercial land uses. There is a rise in elevation along the site's western boundary. Development on top of the hill (west of the site) is more industrial in nature, while development at the bottom of the hill (the subject site and adjacent area) is more commercial in nature. Adjacent land use districts include a parcel designated Industrial – General to the south, Industrial -Business to the west, Industrial - Commercial to the north, and Commercial – Regional 3 to the east.

The existing building is currently home to a sports-plex, a badminton instructional facility, a community college, and two warehouses. Earlier this year, a Development Permit for a Change of Use was approved for the site. The permit allowed for a non-conforming expansion to the existing "Indoor Recreation Facility" use for a three year period. The rationale for approving this on only a temporary basis was that this approach would give the applicant more time to establish their business and to evaluate if there have been any negative implications of the expansion of this use on surrounding businesses, especially with respect to parking.

The approval of the Development Permit required a significant parking relaxation of 167 stalls. The rationale given for this relaxation was partly due to the transit-oriented development location but also the complementary schedules of the businesses in the building. The office/warehouse and educational facility require parking spots mostly during the day and the recreational facilities have their peak times in the evenings.

LAND USE DISTRICTS

The proposed I-C District is intended to be characterized by light industrial uses and small scale commercial uses that are compatible with and complement light industrial uses. Permitted uses within the I-C District (if within existing approved buildings) include: Fitness Centre; Indoor Recreation Facility; Instructional Facility, and Office (among others). Discretionary uses include Auto Service – Major and Minor, Liquor Store, and Restaurant (among others). The maximum Floor Area Ratio in the I-C district is 1.0, and the maximum building height is 12.0 metres.

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In comparison, the I-G District is intended to be characterized by a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The I-G District places limits on sales and office activities in order to preserve a diverse industrial land base. Permitted uses within the I-G District include Auto Service – Major and Minor, Car Wash, Municipal Works Depot, etc. Discretionary uses include Instructional Facility, Restaurant, Veterinary Clinic, etc. Generally speaking, more non-industrial uses can be accommodated within the I-C District than the I-G District and the I-C District does not place restrictions on the amount of non-industrial space a site can have.

The maximum Floor Area Ratio in the I-C District is 1.0 (same as the I-G District) and the maximum building height in the I-C District is 12.0 metres (as compared to 16.0 metres in the I-G District). The I-C District has more expansive requirements for landscaping than the I-G District.

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

The subject site is located within the Standard Industrial Area identified in the Municipal Development Plan (2009). Standard Industrial Areas are meant to continue to offer a broad variety of industrial uses and as the areas redevelop, and the MDP directs that their industrial character should be maintained. This application is proposing to increase the number and nature of non-industrial uses allowed on the site, but it complies with the following policies regarding Standard Industrial Areas:

Policy 3.7.1.e:

“Regional or city-wide recreation and sport facilities may be provided in industrial areas to meet the extensive land needs of city-wide recreation and sports programs. These facilities should be designed and located to be accessible to transit use, cycling routes and pathways.”

Policy 3.7.1.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.”

This application is intended specifically to accommodate more recreational uses in an existing building, and the site has good connectivity to the Primary Transit Network via the nearby Marlborough LRT Station.

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Transit Oriented Development Guidelines

Given the site's proximity to the Marlborough LRT Station (approximately 500 metres away), it is important to evaluate this application through the lens of the Transit Oriented Development Guidelines (2005). Relevant policy excerpts from that document are included below.

4.1 Transit-Supportive Land Uses

Transit-supportive land uses encourage transit use and increased transportation network efficiency. As such, the pattern of land uses around LRT stations should be characterized by:

- *high employee and/or residential densities*
- *promoting travel time outside of the am/pm peak periods*
- *attracting reverse-flow travel on roads and LRT*
- *encouraging extended hours of activity, throughout the day and week; and*
- *attracting pedestrian users / generates pedestrian traffic*

Primary transit-supportive land uses include:

- *employment uses*
- *high school and post-secondary institutions*
- *residential – medium to high density*
- *retail*
- *service (including fitness clubs)*
- *entertainment, recreational and cultural facilities (including recreational centres)*

4.3 Limit Non-Transit Supportive Land Uses

Uses that are typically considered as “non-transit supportive” are:

- *standalone auto-oriented uses and formats;*
- *low intensity industrial;*
- *low density commercial; and*
- *low density residential.*

The proposed I-C District is aligned to the Transit-Oriented Guidelines and is a much more transit-supportive district than the I-G District. This application specifically seeks to accommodate additional recreational uses, which are identified as transit supportive land uses. The Transit-Oriented Guidelines also identify low intensity industrial development as being non transit-supportive, and development in the existing I-G district is typically characterized by lower intensity industrial uses.

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TRANSPORTATION NETWORKS

The subject site is located along 33 Street NE. Parking is located on all sides of the building. Memorial Drive E is also located just to the south, but 33 Street NE does not connect directly to it.

Transit stops are located on 36 Street NE just south of 5 Avenue NE, about 460 metres away, or 8 minutes walking time. These stops service routes 23, 45, 49, 51, 57, and 66. The Marlborough LRT station is also located on 36 Street NE, approximately 500 metres or 10 minutes walking time.

Pedestrian networks in the area have improved with recent nearby redevelopments. However, to walk to the LRT station at 36 Street NE from the site safely, one must walk through the retail site to get to 36 Street, as 5 Avenue NE does not have sidewalks in this location.

A Transportation Impact Assessment was not required for this submission. However, it is likely that such an assessment, in addition to a parking study, would be required at the Development Permit stage.

UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the potential additional dwelling units without the need for off-site improvements at this time. Adjustments to on-site servicing may be required depending on the nature of future development proposals. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

No specific sustainability features were required for this application, but the proposed land use amendment would put in place a transit-supportive land use in an area within close proximity to an LRT station.

GROWTH MANAGEMENT

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

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PUBLIC ENGAGEMENT

Community Association Comments

The Franklin Meridian Business Community Association has indicated that they do not object to this proposal. No detailed comments were provided.

Citizen Comments

No comments were received by the CPC Report submission date.

Public Meetings

No public meetings were held regarding this application.

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APPENDIX I

APPLICANT'S SUBMISSION

As the owner of the lands, HPWC 401 33 Street LP is seeking to re-designate the use of 4.55 ha (15.1 Acres) located at 401 33 Street NE from the current zoning "Industrial General" (I-G) to "Industrial Commercial" (I-C) based on the City of Calgary Land Use Bylaw 1P2007. The site is home to a 23,934 square metre building that currently features a mix of light industrial, instructional and educational uses.

The proposed land use amendment is intended to continue to allow the existing tenants to operate while introducing recreational uses to the site. Due to its proximity to the existing 36 Street NE Urban corridor, the nearby Marlborough LRT Station and the surrounding residential population, the building has already become a home for CDI College and its students, two instructional businesses that teach badminton, parkour, general fitness and soccer to surrounding residents, and two businesses with warehousing needs that also value the storefront opportunity in a location close to the downtown core.

The proposed land use amendment seeks to support the objectives of the "urban corridor" and "community activity centre" (CACs) as defined by the Municipal Development Plan and Transit Oriented Development Policy by entrenching the public/commercial/instructional nature of the building that currently has a zoning that is more suited to a pure industrial property. It would also allow several recreational tenants that are interested in the location to operate onsite.

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APPENDIX II
LETTERS SUBMITTED



REQUEST FOR COMMENT ON APPLICATION

Date: November 17, 2016

To: Meridian/Franklin Business
Community Association
Brian Watson
2520 Centre Av NE
Calgary, Alberta
T2A 2L2

NOTE: The community contact person and address are only as current as the information provided to this office by the Community Association. If there are any changes please contact the Subdivision Secretary at the address to the right.

Return To: **Circulation Control**
Planning & Development #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5
Email: CPAG.Circ@calgary.ca

File Number: LOC2016-0301

401 33 ST NE 0113678;7;3

Community: FRANKLIN
Alderman: Andre Chabot

Ward: 10 **Map:** 21E

Applicant: GIBBS GAGE ARCHITECTS

Contact: Rick Lewis (403) 233-2000

Parcel Owner: 401 33RD STREET GP LTD.
1088-550 BURRARD ST
VANCOUVER BC CANADA V6C 2B5

Application: Land Use Amendment

Site Area: 5 ha

Existing Use:
Industrial - General (I-G) District

Proposed Use:
Industrial - Commercial (I-C) District

Attached are the plans and application material for this proposal. Please submit your response to the above sender by;

DUE DATE Thursday December 8, 2016

If you want to discuss this application further, please call the File Manager:

Jessica Siriphokham (403) 268-5759 <mailto:jessica.siriphokham@calgary.ca>

Please note that any written submissions made in response to this application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

No Objection

See Accompanying Letter

Signed: 

Signed: _____

Date: Nov 21, 2016

Date: _____

Agency: Meridian Franklin Business Association

Agency: _____