

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0645

**Land Use Amendment in Franklin Industrial (Ward 10) at 1305 – 33 Street NE,
LOC2020-0019**

EXECUTIVE SUMMARY

This application was submitted by Urban Systems on 2020 February 04 on behalf of the landowner, Centre 33 Management Ltd. The application proposes to redesignate the parcel from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to the Industrial – Commercial (I-C) District to allow for:

- a greater variety of commercial industrial uses that are complimentary to the industrial character of the area;
- transition between the commercial area to the east to the industrial area to the west;
- a maximum height of 12 metres (maintaining the same height as the current district);
- a maximum floor area ratio (FAR) of 1.0 (maintaining the same FAR as the current maximum); and
- the uses listed in the I-C District.

This proposal is in keeping with the applicable policies of the *Municipal Development Plan*. No development permit application was submitted at the time of report finalization.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.16 hectares ± (5.34 acres ±) located at 1305 - 33 Street NE (Plan 7810454, Block 12, Lot 4) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

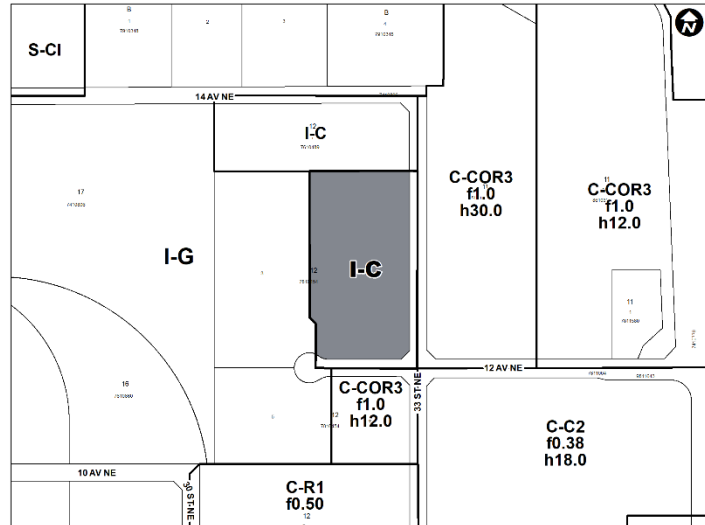
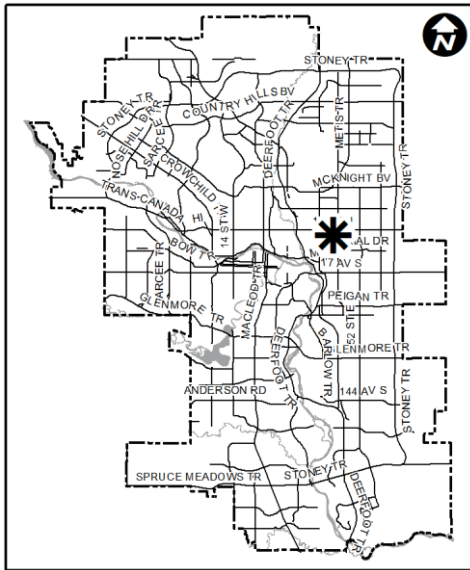
This application was submitted by Urban Systems on 2020 February 04 on behalf of the landowner, Centre 33 Management Ltd. No changes to the existing development have been proposed as outlined in the Applicant's Submission (Attachment 1).

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Location Maps



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Site Context

The subject site is located within the industrial area of Franklin. Franklin industrial area is a unique industrial area with an Urban Mainstreet (36 Street NE) located to the east, with LRT transit service flanking the south and east side of the area and approximately 3.0 kilometres from the downtown.

The subject site is approximately 2.16 hectares (5.34 acres) in size and is located at the corner of 33 Street NE and 12 Avenue NE. The Pacific Place Mall is located to the southeast of the site. Surrounding development is characterized by a mix of industrial and commercial uses with land designated Industrial – General (I-G) District to the west, Commercial – Corridor 3 (C-COR3) District to the east, and Industrial – Commercial (I-C) District to the north. The Marlborough LRT Station is located approximately 600 metres to the southeast of the site.

The subject site is currently developed with a building that accommodates a variety of commercial uses.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed Industrial – Commercial (I-C) District represents an industrial commercial land use that allows for the opportunity to increase the range of available uses on the parcel. The proposal allows for a range of uses that are compatible with and complement existing light industrial uses and is consistent with applicable policies, as discussed in the Strategic Alignment section of this report.

Land Use

This application is to redesignate the site from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to the industrial – Commercial (I-C) District to broaden the range of commercial industrial uses on the site. The C-COR3 f1.0h12 District is intended to accommodate commercial uses that draw users from outside of the immediate community. It has a maximum floor area ratio of 1.0 and a maximum height of 12 metres.

The purpose of the proposed I-C District is to encourage light industrial uses that are unlimited in size, small scale commercial uses that are compatible with and complement light industrial uses and to provide a transition between other land use districts and the I-G District. The subject site is located approximately 600 metres from the Marlborough LRT Station. The proposed I-C District would allow for uses that are industrial in nature, and provide for transit supportive uses around the light rail transit station.

Development and Site Design

The current built form of the development consists of a two-storey building constructed as an industrial building with a number of separated bays and large overhead loading doors in the rear of the building. No significant redevelopment of the site is anticipated as a result of this application.

Transportation

Pedestrian and vehicular access to the site is available via 33 Street NE and 12 Avenue NE. The area is serviced by Calgary Transit Route 127 Maryvale / Franklin Industrial with service every 30 minutes during the peak hours. The nearest Route 127 bus stop is located approximately 50 metre walking distance from the site on 33 Street NE. The site is within a 400 meters radius of the Marlborough LRT Station and is therefore within the Transit Oriented Development area. On-street parking is prohibited adjacent to the site on 33 Street NE, however, on street parking is unregulated on 12 Avenue NE.

Environmental Site Considerations

An Environmental Site Assessment was not required for this application.

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Utilities and Servicing

All municipal services are available to the subject site. Any required upgrades to the existing services will be determined at the future development permit and Development Site Servicing Plan stage(s).

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

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 landowners and the application was advertised online. No public meetings were held by the applicant nor Administration in association with this application.

No letters were received by Administration in opposition nor in favor of the proposal and there is no community association to circulate the application to for comment.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Calgary Planning Commission's recommendation and the date of 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](#) 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 policy and 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.

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Municipal Development Plan (Statutory – 2009)

The subject site is located within the Standard Industrial – Industrial Area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a broad variety of industrial uses and intensities that support the industrial function of this area and cater to the day-to-day needs of area businesses and their employees.

The subject site is also located directly adjacent to the Urban Main Street area of the MDP. The applicable MDP policies encourage a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of the population.

The proposal is in keeping with the relevant MDP policies as the purpose of the I-C District is to allow for small scale commercial uses that are compatible with and complement light industrial uses. The I-C District provides a transition between other land use districts.

There is no local area plan for the subject area.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risk. This application does not include any actions that specifically address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Airport Vicinity Protection Area

The [Airport Vicinity Protection Area](#) regulation identifies the subject site as being located within the 25 – 30 Noise Exposure Forecast (NEF) contour. Campground is the only use prohibited in this NEF contour, which is not a listed use within the I-C District.

Social, Environmental, Economic (External)

The proposed land use district will provide opportunities for additional commercial uses while maintaining the industrial character and function of the area. A different blend of commercial uses will allow for greater flexibility of uses within one of Calgary's inner industrial areas with access to primary transit.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

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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 the applicable policies identified in the *Municipal Development Plan*. The proposed Industrial – Commercial (I-C) District integrates well with existing industrial development and allows for greater flexibility of uses within an existing building.

ATTACHMENT(S)

1. Applicant's Submission