

Planning & Development Report to
Calgary Planning Commission
2020 September 03

ISC: UNRESTRICTED
CPC2020-0925

**Policy Amendment and Land Use Amendment in South Foothills (Ward 12) at
4026 – 90 Avenue SE, LOC2020-0044**

EXECUTIVE SUMMARY

This policy and land use amendment application was submitted by IBI Group on 2020 March 30 on behalf of the landowner, Remington Development Corporation. The application proposes to redesignate a portion of this property (approximately 7.33 hectares) from Industrial – General (I-G) District to the Industrial – Commercial (I-C) District to allow for:

- a greater variety of commercial industrial development and uses that are complementary to the industrial character of the area;
- a maximum height of 12.0 metres (a reduction in height from the current maximum of 16.0 metres);
- a maximum floor area ratio (FAR) of 1.0 (no changes from the current maximum); and
- The uses listed in the I-C District.

This proposal requires an amendment to the *Southeast Industrial Area Structure Plan (ASP)* and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.

No development permit has been submitted specifically related to this land use amendment application.

ADMINISTRATION RECOMMENDATION:

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

1. Adopt, by bylaw, the proposed amendments to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 7.33 hectares \pm (18.11 acres \pm) located at 4026 – 90 Avenue SE (Portion of Plan 1811963, Block 1, Lot 11) from the Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

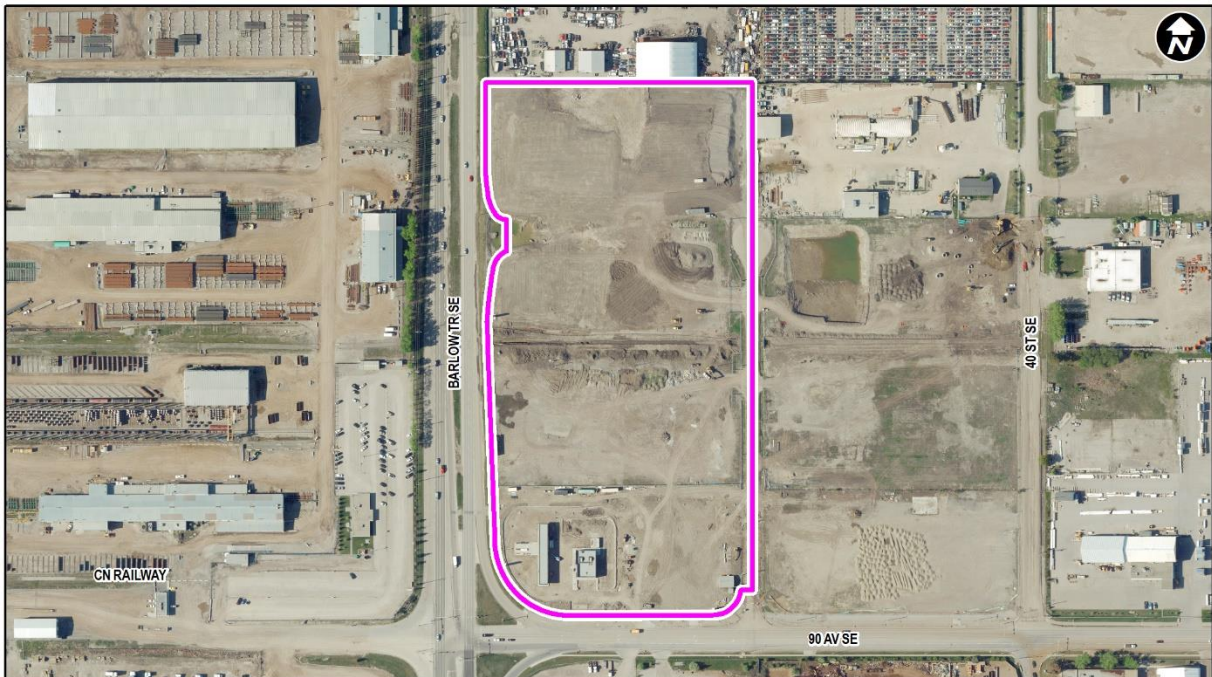
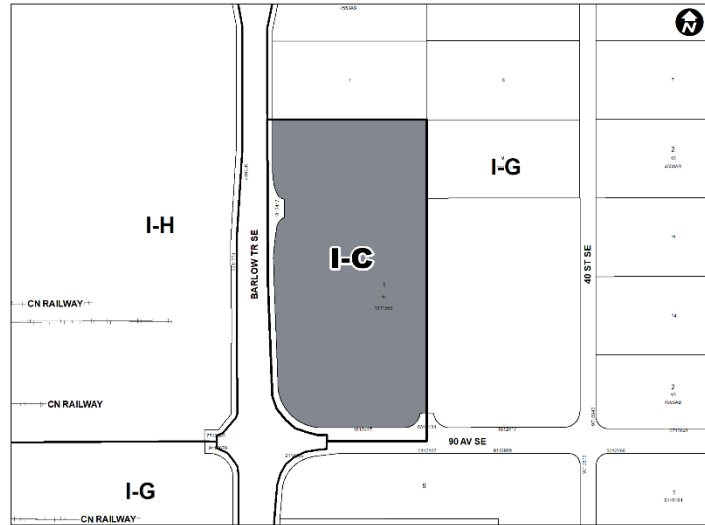
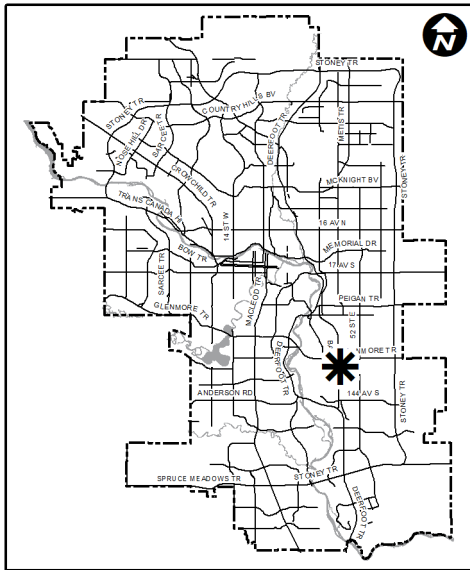
This application was submitted by IBI Group on 2020 March 30 on behalf of the landowner, Remington Development Corporation. A development permit application (DP2019-5785) was approved and released on 2020 April 26 for Restaurant – Food Service Only and General Industrial – Light on this site which is currently under construction. At this time, the applicant is not considering demolition of existing buildings and redevelopment of the site. As noted in the Applicant's Submission (Attachment 1), the applicant is intending to accommodate a greater range of commercial industrial uses at this prominent corner.

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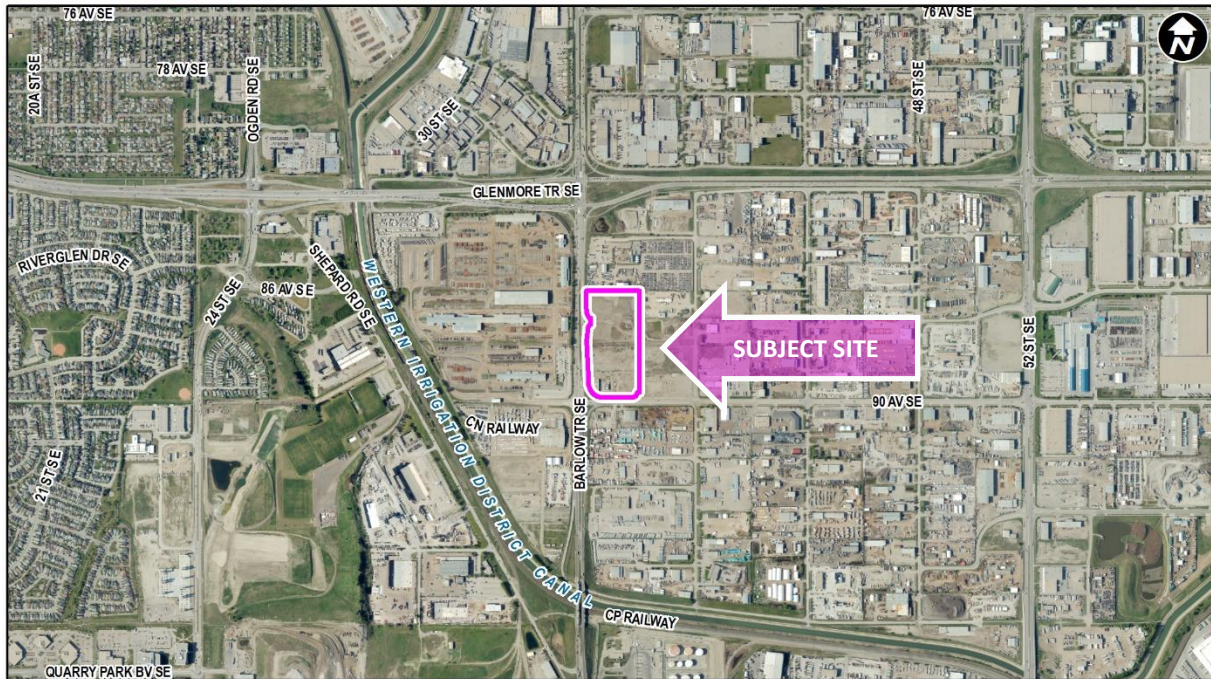
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Location Maps



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Site Context

The subject site is located within the South Foothills Industrial area, which is one of the largest industrial areas within the city. A majority of the lands are designated I-G District.

The proposed land use boundary is a portion of the site, approximately 7.33 hectares (18.11 acres) in size, located at the corner of Barlow Trail SE and 90 Avenue SE. The surrounding area is characterized by industrial development of varying intensities in all directions with the exception of vacant land to the east. Heavy industrial is located to the west with lighter industrial uses located to the south and north of the subject site.

A development permit application has not been submitted specifically in relation to this land use amendment application, however, the subject site is currently undergoing development as per DP2019-5785 which was approved and released on 2020 April 26 for Restaurant – Food Service Only and General Industrial – Light.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed I-C District represents an industrial commercial land use district that allows for a wider range of uses on the parcel. The proposal allows for a range of uses that are compatible with and complement existing light industrial uses and meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

This application is to redesignate a portion of the site from I-G District to I-C District. The I-G District allows for a wide variety of general light and medium industrial uses. Parcels within I-G Districts have limits on sales and office activities to preserve a diverse industrial land base. The I-G District has a maximum floor area ratio of 1.0 and a maximum height of 16.0 metres.

The proposed I-C District allows for light industrial uses that are unlimited in size as well as small scale commercial uses that are compatible with and complement light industrial uses. The I-C District is generally appropriate along major roadways and on the periphery of industrial areas. The proposed I-C District would allow for uses that are industrial in nature, as well as provide for local commercial services for nearby employees. Accordingly, the I-C District contains provisions to ensure that developments provide an appropriate transition between other land use districts and the I-G District. These provisions include setbacks, screening, landscaping and building design controls that are intended to address the aesthetics of more visible locations. The I-C District allows for a maximum floor area ratio of 1.0 and a maximum building height of 12.0 metres.

Beyond maximum building height and a slightly different suite of allowable uses, key differences between the I-C and I-G Districts are that the I-C District has no use area restrictions for office and retail and consumer service uses (with maximum use area limits) are allowed. This is in contrast to the I-G District where retail sales activities and office uses are restricted by rules to ensure that these uses may only exist as ancillary components of the principal I-G uses.

Development and Site Design

A development permit (DP2019-5785) for a restaurant and light-industrial development has been approved on this site and is currently under construction. The applicant is not seeking to change the layout or design of the approved development permit but is seeking to update the allowable uses for the site. Any future development permit applications on the site will focus on increasing the walkability of site and ensuring high quality materials are utilized as well as ensuring the site design provides for places to gather and enjoy the local services.

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Transportation

Vehicular access to the parcel is available from Barlow Trail SE and 90 Avenue SE. The area is currently served by Calgary Transit with a westbound service located along 90 Avenue SE located near the eastern boundary of the subject site. A Transportation Impact Assessment or parking study was not required in support of this land use application at this time.

Environmental Site Considerations

At this time, there are no known outstanding environmentally related concerns associated with the proposal and site at this time. As such, no Environmental Site Assessment was deemed required.

Utilities and Servicing

All services are available adjacent to the site. Servicing requirements for any future development will be determined at any future development permit stage and development site servicing plan stage.

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 or in favor of the proposal, and there is no community association for this area.

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 date of Public Hearing will be advertised.

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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](#) (SSRP) 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](#) (IGP). The proposed policy and land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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 Industrial – Employee Intensive area of the MDP. The applicable MDP policies require a minimum threshold of 100 jobs per gross developable hectare through a broad range of industrial uses.

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.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. 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.

Southeast Industrial Area Structure Plan (Statutory – 1996)

The subject site is identified in the [Southeast Industrial ASP](#) as located within the Existing I-4 Limited Serviced Industrial District. This typology is specific to I-4 District uses from Land Use Bylaw 2P80. The I-4 District in the previous Land Use Bylaw did not allow for any uses that would be considered commercial industrial in nature and as such, an amendment to the ASP is required as part of this application (Attachment 2). The proposed policy amendment would

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change the land use policy category from “Existing I-4 Limited Serviced Industrial District” to “Industrial – Commercial District”.

The proposed land use amendment complies with the intent of the ASP, as amended.

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 largest industrial areas and will allow for the delivery of services closer to citizens places of employment.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed amendments do 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 policy amendment and land use redesignation are aligned with applicable policies of the *Municipal Development Plan* and *Southeast Industrial Area Structure Plan*, as amended. The proposed Industrial – Commercial (I-C) District integrates well with existing industrial development and allows for greater flexibility of uses within a large industrial area.

ATTACHMENT(S)

1. Applicant’s Submission
2. Proposed Amendments to the Southeast Industrial Area Structure Plan