

Planning & Development Report to
Calgary Planning Commission
2020 September 17

ISC: UNRESTRICTED
CPC2020-0990

Land Use Amendment in McCall (Ward 10) located at 3625 - 12 Street NE LOC2020-0065

EXECUTIVE SUMMARY

This land use amendment application was submitted by Abugov Kaspar on 2020 May 07 on behalf of the landowners Aviva Holdings, Libtel Investments, Mash Investments, and Zivot Group. The application proposes to change the land use designation of the subject site from Industrial-General (I-G) District to DC Direct Control District to allow for:

- The addition of Funeral Home as a discretionary use, a use that is not currently listed in the I-G District;
- a maximum building height of 16 metres (no change from the current maximum);
- a maximum building floor to parcel floor area ratio (FAR) of 1.0 (no change from the current maximum); and
- the uses listed in the I-G District.

The proposal aligns with the policies in the *Municipal Development Plan* (MDP) for Industrial areas. No Development Permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.91 hectares \pm (2.25 acres \pm) located at 3625 - 12 Street NE (Plan 731502, Block 2, Lot 11) from Industrial – General (I-G) District **to** DC Direct Control District to accommodate the additional use of Funeral Home, with guidelines (Attachment 2); and
2. Give three readings to the proposed Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

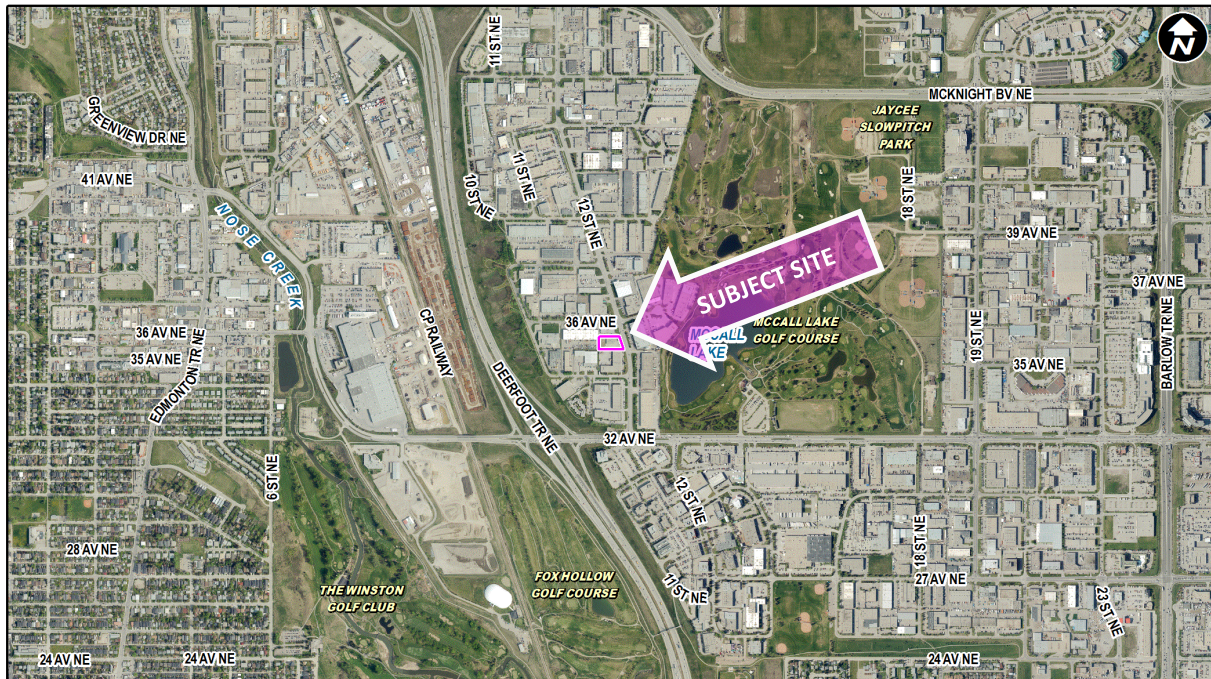
BACKGROUND

This land use amendment application was submitted by Abugov Kaspar on behalf of the landowners Aviva Holdings, Libtel Investments, Mash Investments, and Zivot Group on 2020 May 07. The Applicant's Submission (Attachment 1) indicates that they want to re-use the existing building on site to accommodate a Funeral Home and Crematorium. A development permit application has not been submitted at this time.

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Site Context

The subject site is located in the northeast industrial community of McCall, north of 32 Avenue NE and east of Deerfoot Trail N. The site is approximately 0.91 hectares (2.25 acres) in area with approximate dimensions of 45 metres by 80 metres. The site is relatively flat and is currently developed with a warehouse building, soft and hard landscaping, and a surface parking lot. The site is also within 200 metres of the McCall Lake Golf Course and in close proximity to the Calgary International Airport.

McCall Industrial was first constructed in the 1970's for warehouse industries, such as logistics, manufacturing, and light industrial uses. Since then it has transformed into an area that contains a wide variety of businesses and local commercial uses for employees. On the sites immediately surrounding the subject lands, there are various light industrial uses, mainly warehouses.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for the same existing range of building types that are compatible with industrial and support industrial uses while proposing to add Funeral Home use. The Funeral Home would complement a proposed Crematorium, which is currently a permitted use in the I-G District. The proposal meets the objectives of applicable policies discussed in the Strategic Alignment section of this report.

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Land Use

The existing Industrial – General (I-G) District is an industrial designation for a wide variety of light and medium general industrial uses such as manufacturing, warehousing, and a limited number of support commercial uses such as food establishments and consumer uses. Best for parcels typically located in the internal locations of industrial areas, they are characterized by:

- the application of discretion for parcels that share a property line with a major street or expressway to ensure an appropriate interface and compliance with City plans and policies;
- a limited number of non-industrial uses that may be appropriate due to building or parcel requirements generally found in industrial areas;
- uses and buildings that may have little or no relationship to adjacent parcels;
- appropriate controls to ensure screening of any outdoor activities; and
- limits on sales and office activities in order to preserve a diverse industrial land base.

The proposed DC Direct Control District would allow for the additional use of Funeral Home as a discretionary use in addition to the uses in the I-G District, which currently includes Crematoriums as a permitted use. The I-G District will be the default district for all site rules including a height of 16 metres, the required setbacks, landscaping, and parking requirements.

Development and Site Design

The Land Use Bylaw rules of the I-G District will provide guidance for future site development including Funeral Home and Crematorium uses, building massing, building interface with the street, height, on-site parking, grading, and landscaping. A conceptual site plan was provided in support of the proposed uses for the site which demonstrates how the site can theoretically be built to accommodate the use; however, a development permit has not been submitted at this time.

Transportation

This site can be accessed via 12 Street NE through McKnight Boulevard NE to the north or 32 Avenue NE to the south. The subject parcel is within 50 metres (2 minute walking distance) of a Transit service bus stop and 400 metres (5 minute walking distance) of the Primary Transit Network along 32 Avenue NE.

Route 32 Huntington / Sunridge is located on 12 Street NE adjacent to the site. Sidewalks are not currently constructed on 12 Street NE. At the development permit stage, a City sidewalk on 12 Street NE from the site connecting to the adjacent bus stop will be assessed. If required, the sidewalk may be constructed at a cost to the developer.

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Environmental Site Considerations

The site does not have any environmental considerations at this time.

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

Approval of this application would allow an existing building to be re-used, instead of being demolished. The applicant has also identified specific climate resilience measures that will be undertaken through construction, including building façades that exceed National Energy Code for Buildings 2017 requirements, and emission reduction measures that will be further detailed at the development permit stage. These opportunities to align development on the site with applicable climate resilience strategies will be implemented 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. Notification letters were sent to adjacent land owners and the application was advertised online.

There were 13 letters received from neighbouring businesses in the area. Neighbouring businesses were concerned with:

- added traffic generation in an area that is already congested with traffic;
- off-site parking concerns associated with the site being inadequate to accommodate the required parking for the use;
- safety concerns associated with increased traffic and accessing adjacent sites;
- a lack of parking on site and spillover parking onto streets and surrounding business sites; and
- a negative effect on adjacent sites and the disruption to industrial businesses in the area.

Following receipt of the comments regarding concerns from neighbours, the applicant also conducted their own community outreach by dropping off information packages within a 80 metres radius of the site that addressed concerns raised via the letters that were submitted.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposed DC based on the proposed DC District is compatible with the existing industrial businesses in the area. The subject parcel is close to the southern edge of the area with quick access to 32 Avenue SE and will be the

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direction taken by most of the traffic generated by the Funeral Home to nearby cemeteries. Design and parking requirements will be reviewed at the development permit stage and will be developed within the parameters of the Land Use Bylaw. The development permit is also the stage when transportation impacts can be appropriately addressed, and if deemed necessary, parking studies will be requested.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commissions recommendation and the date of the 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 Calgary Metropolitan Region Board's [Interim Growth Plan](#). The proposed 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.

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](#). 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 proposal is in keeping with the relevant MDP policies as the purpose of the proposed DC District based on the I-G District is to allow for uses that are compatible with and complement other industrial uses. Should the existing building not be retained in the future then the ability to operate a Funeral Home would discontinue and the site would revert to the standard uses and rules in the I-G District.

There is no local area plan in 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 risks. The applicant intends to retain and reuse the existing building, which reduces the environmental costs of demolition and development of a

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new building, which supports Program 7: Consumption and Waste (Reduce Total Waste Generation in Residential and Commercial Sectors). The applicant's commitment to improve building energy and efficiency beyond National Energy Code for Buildings 2017 supports Program 1: Buildings and Energy Systems (Energy Performance Standards).

Social, Environmental, Economic (External)

The proposed land use district will provide opportunities for new uses that help re-use an existing industrial building 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 land use 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 to a DC Direct Control District based on the I-G District provisions, with the specific addition of Funeral Home to the list of uses, is a minor change that enables an adaptive re-use of an existing building on-site and is compliant with the *Municipal Development Plan* industrial policies. The subject parcel is close to the southern edge of the McCall industrial area with strong access to nearby arterial streets (32 Avenue NE) and Deerfoot Trail NE (which are anticipated to be traffic flow into and out of the site). A conceptual plan has been provided to demonstrate how the site can potentially accommodate the site's future development requirements, with provision of more than 57 parking stalls already provided on the site. Future requirements will be further assessed at future development permit stages.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed DC Direct Control District