

Palaschuk, Jordan

From: Sheri & Terry <aandamfg@gmail.com>
Sent: Friday, October 23, 2020 9:58 AM
To: Public Submissions
Subject: [EXT] Public Hearing November 2, 2020; 4. McCall; Bylaw 142D2020; Land Use Amendment at 3625 - 12 Street NE; Additional use Funeral Home LOC2020-0065/CPC2020-0990

Follow Up Flag: Follow up
Flag Status: Completed

Categories: FOIP email sent

October 23rd, 2020

Attention: City Council

Dear City Council

RE: Public Hearing November 2, 2020;

**4. McCall; Bylaw 142D2020;
Land Use Amendment at 3625 - 12 Street NE; Additional use Funeral Home
LOC2020-0065/CPC2020-0990**

Square One Properties Ltd. is the registered owner of the property 1231 36 Avenue NE, located to the immediate west of the proposed Funeral Home and Crematorium. Our property contains a building with 9 units that are leased to industrial businesses. These businesses are all long-term tenants who have operated from our property for many years. Our property and the surrounding properties are all zoned “Industrial-General (I-G)” District. All our tenants’ businesses were open and operated from the premises during the Covid-19 pandemic emergency rules in effect.

Lack of Information

There is a complete lack of information about the application; no details other than the intent to redesignate the site to allow for the use of “Funeral Home” and “Crematorium”, have been made available. For example, no information has been provided regarding the size of the assembly area for the proposed funeral home. The only information regarding the size of the potential development is the overall footprint of the existing building of 681 square meters. No information has been provided about the number of staff or business vehicles, the number of expected memorial services and visitors, the number of parking stalls, etc. In our view this information is necessary to accurately assess the impact of the proposed use on the adjacent properties and businesses.

No Engagement with Stakeholders

Our property manager attempted to inquire with the applicant and property owner about the application, but to no avail; No responses were received. Furthermore, the applicant has made no attempt to engage the adjacent property owners and surrounding businesses. This is contrary to the City's engagement policies and to best practices in land use planning.

Concerns

We have several concerns with respect to the subject application. The subject parcel and surrounding parcels are all zoned I-G District. This is an industrial area with considerable traffic volumes on 12 Street NW, and the area serves as an important employment district in the city. In our opinion a funeral home is an inappropriate use for the subject location due to the expected traffic generated by the use and resulting parking issues expected from the proposed funeral home. The operation of industrial businesses in inner Calgary is important to the city's economy and we are concerned that allowing a use like a funeral home will create conflicts between the workers who rely on this area for their employment and the potential large groups of people who will visit the funeral home. We fear there will be an overflow of parking on our site and on neighboring properties. There are also no public sidewalks in the area, suggesting this area is not appropriate for large gatherings of people.

Negative Impacts on Adjacent Properties & Businesses

We are concerned that the proposed funeral home will negatively impact the use, enjoyment and value of our property and unduly affect our tenants' businesses. These tenants and businesses need unrestricted access for their clients and employees and for the delivery and pick-up of goods and products to their shops/units. Our building contains several metal fabrication shops that have deliveries by large tractor trailer vehicles. These vehicles need a large turning ratio for access and egress to the loading bays located at the rear of our building and the tenants' shops. The businesses cannot afford to have visitors of the proposed funeral home block access to and from our site. Parking on our property is at capacity and our tenants' staff typically need to park on the street. In addition, it should be noted that there is limited parking available on 36 Avenue as on-street parking on the north side of the avenue is prohibited. No parking is allowed on 12 Street. Moreover, we are concerned about the impact of funeral processions.

Municipal Development Plan

In addition, we feel that the use of a Funeral Home is incompatible within an area identified within the Municipal Development Plan (MDP) as a "Standard Industrial Area." Policies within the MDP clearly state that within Standard Industrial Areas, industrial uses should continue to be the primary use and that the retention of a broad range of industrial uses is important (Section 3.7.1). Given that a funeral home in the Bylaw is considered to be a commercial use (or akin to a commercial use), allowing for such a use within a Standard Industrial Area would be to allow the encroachment of non-industrial uses in the general area, which could set a precedent for the erosion of our inner city industrial land supply by uses that would be better located elsewhere. The subject parcel is just too small and an inappropriate location to accommodate the propose use of a funeral home.

Transportation Impact Assessment

Our company commissioned a preliminary transportation impact assessment by JCB Engineering Ltd. (Justin Barrett, a Transportation Engineer) to evaluate the potential effects of the approval of this application. JCB concludes that it is expected that there will be a shortfall in parking provided on the site for the proposed funeral home and that there may not be sufficient parking on the nearby roadways of 34 Avenue NE and 36 Avenue NE to accommodate this shortfall. According to JCB a complete parking assessment should be provided to demonstrate if there will be a parking shortfall for the development.

JCB further concludes that the additional traffic expected to be generated by the funeral home will have an impact on the operation of the intersection of 12 Street and 32 Avenue NE. Primarily during the typical PM peak hour scenario, the intersection will have unacceptable operations due to the westbound approach being over capacity and competing for green time with other movements that have had their volumes increased by traffic generated by the proposed development. JCB determined that a more detailed and full transportation impact assessment is required to confirm what impacts, and the magnitude of these impacts, the traffic generated by the proposed development will have on the roadways and intersections in the area. There will also be an impact of the development generated traffic on the intersection of 12 Street and McKnight Boulevard NE. This intersection is failing under existing conditions. This demonstrates that traffic generated by the proposed use and development is more likely to use the 12 Street and 32 Avenue NE intersection and create the unacceptable operational issues noted in the JCB report.

Land Use Bylaw

It is the clear intent of the Land Use Bylaw to ensure compatibility between land uses. Based on sound planning principles, funeral homes are incompatible with general industrial areas. The Land Use Bylaw expressly and purposely limits funeral homes as a listed use to only five commercial districts: C-C2, C-COR 2, C-COR3, C-R2 and C-R3 Districts, generally to avoid an influx of vehicles and customers on industrial roads that are intended for trucks and the movement of goods that are critical to our city's economy. Funeral homes are located in the larger commercial land use districts that can accommodate parking or shared parking and good access to major roads. Due to associated traffic and parking demand, under the Land Use Bylaw the use of "Funeral Home" is more akin to commercial uses. Hence why the Bylaw treats it as such.

For your information, there is a funeral home located at 4715 13 Street NE, south of McKnight Boulevard. However, according to a review of the City records, that funeral home does not have development permit approval, in contravention of the Land Use Bylaw and the I-G zoning of the site does not allow the use. Therefore, it cannot be used as a reference for approval of the subject land use application.

In case the City Administration would recommend approval of the land use amendment application, we respectfully request that the City Administration requires the applicant to submit a concurrent development permit application to enable a proper assessment of the proposed land use application so that impacts can be evaluated holistically.

Conclusion

In conclusion, for the aforementioned reasons we are opposed to the proposed land use amendment. From a planning and transportation perspective, the subject parcel is an inappropriate location for the use of a funeral home.

Sincerely,

Terry Jones,

A & A Manufacturing

H. J. (Rick) Grol, LLB, LLM
315A – 39 Avenue SE
Calgary, AB T2G 1X5
T: 403-922-8269
E: rgrol@shaw.ca

October 19, 2020

Via Email (PublicSubmissions@calgary.ca)

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2110, Postal Station “M”
Calgary, AB T2P 2M5

**RE: Public Hearing November 2, 2020;
4. McCall; Bylaw 142D2020;
Land Use Amendment at 3625 - 12 Street NE; Additional use Funeral Home
LOC2020-0065/CPC2020-0990**

Your Worship and Members of Council:

I represent Square One Properties Ltd. (“Square One”), the registered owner of the property 1231 36 Avenue NE, located to the immediate west of the proposed Funeral Home. Square One’s property consists of a building with 14 units that are leased to industrial businesses.

Square One strongly opposes the proposed land use amendment. In addition to the concerns expressed in Square One’s letter to the Administration, I would like to bring the following points to your attention:

- There is a lack of information about the application.
- The conceptual plan referenced in the Administration report was not shared with the adjacent property owner, Square One.
- The applicant did not undertake any engagement with the neighbouring property owners and tenants. This is contrary to the City’s Engagement Policy for Land Use Amendment Applications.
- The proposed funeral home will negatively impact the use, enjoyment and value of our property and unduly affects our tenants’ businesses. These tenants and businesses need unrestricted access for their clients and for the delivery and pick-up of goods and products to their shops/units. Our building contains several metal fabrication shops that have deliveries by large tractor trailer vehicles. These vehicles need a large turning

ratio to access and egress the loading bays located at the rear of our building and the tenant's shops.

- Square One commissioned a preliminary transportation impact assessment by JCB Engineering Ltd. regarding the application. JCB concludes that it is expected that there will be a shortfall in parking provided on the site for the proposed funeral home and that there may not be sufficient parking on the nearby roadways of 34 Avenue NE and 36 Avenue NE to accommodate this shortfall. According to JCB a complete parking assessment should be provided to demonstrate if there will be a parking shortfall for the development.
- JCB determined that a more detailed and full transportation impact assessment is required to confirm what impacts, and the size of these impacts, the development generated traffic will have on the roadways and intersections in the area.
- It is important to note the Ward Councilor requested that a TIA be required for the land use amendment.
- It is the clear intent of the Land Use Bylaw that based on sound planning consideration funeral homes do not belong in industrial areas. The Land Use Bylaw expressly and purposely limits funeral homes as a listed use to only four commercial districts: C-C2, C-COR 2, C-COR3, C-R2 and C-R3 Districts. For the reasons to avoid an influx of vehicles and customers on industrial roads that are intended for trucks and the movement of goods. Funeral homes are located in the larger commercial land use districts that can accommodate parking or shared parking and good access to major roads.
- From a planning and transportation perspective, the subject parcel is an inappropriate location for a funeral home. The subject parcel is too small to accommodate a funeral home.

Respectfully submitted,

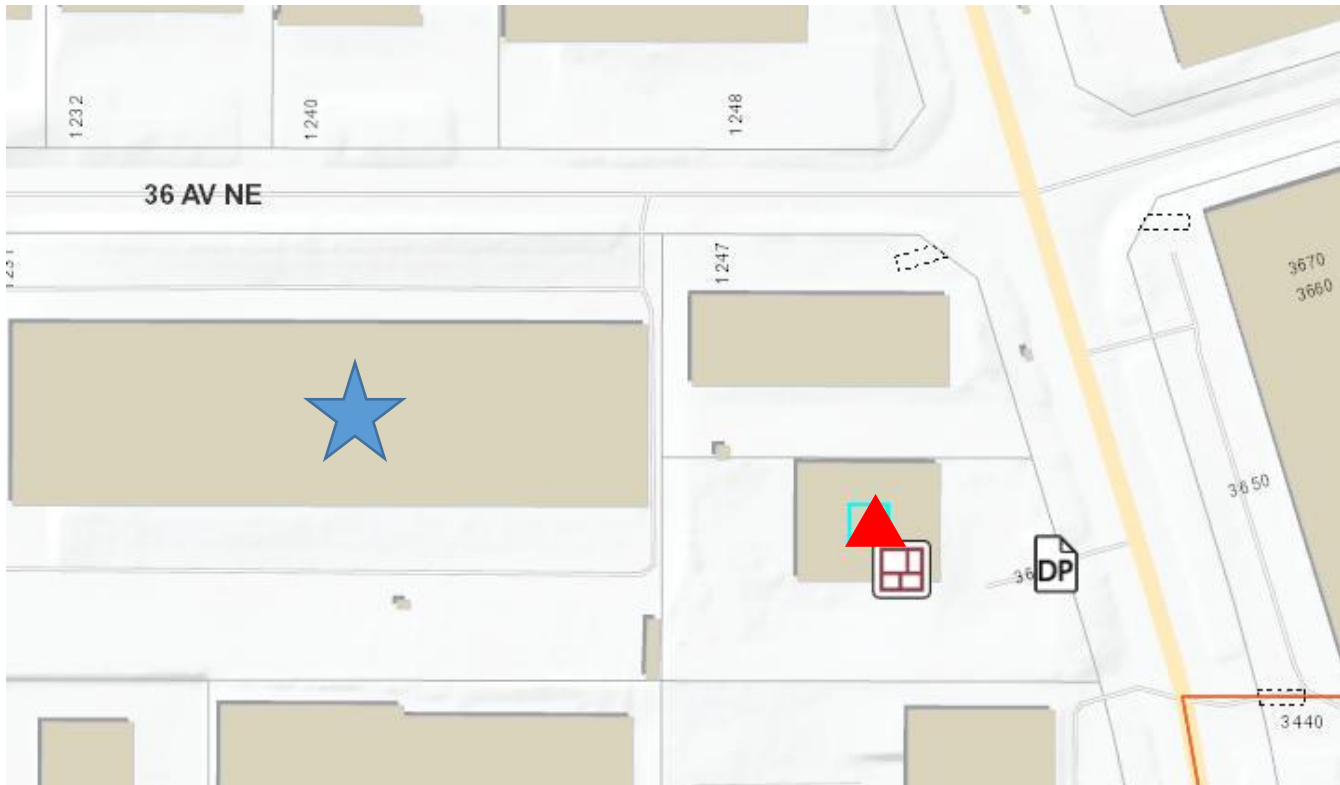


Rick Grol,
Agent for Square One Properties Ltd.

Encl.:

- MAP 1
- Exhibits JCB
- Letter Square One Properties Ltd. to File Manager

MAP 1



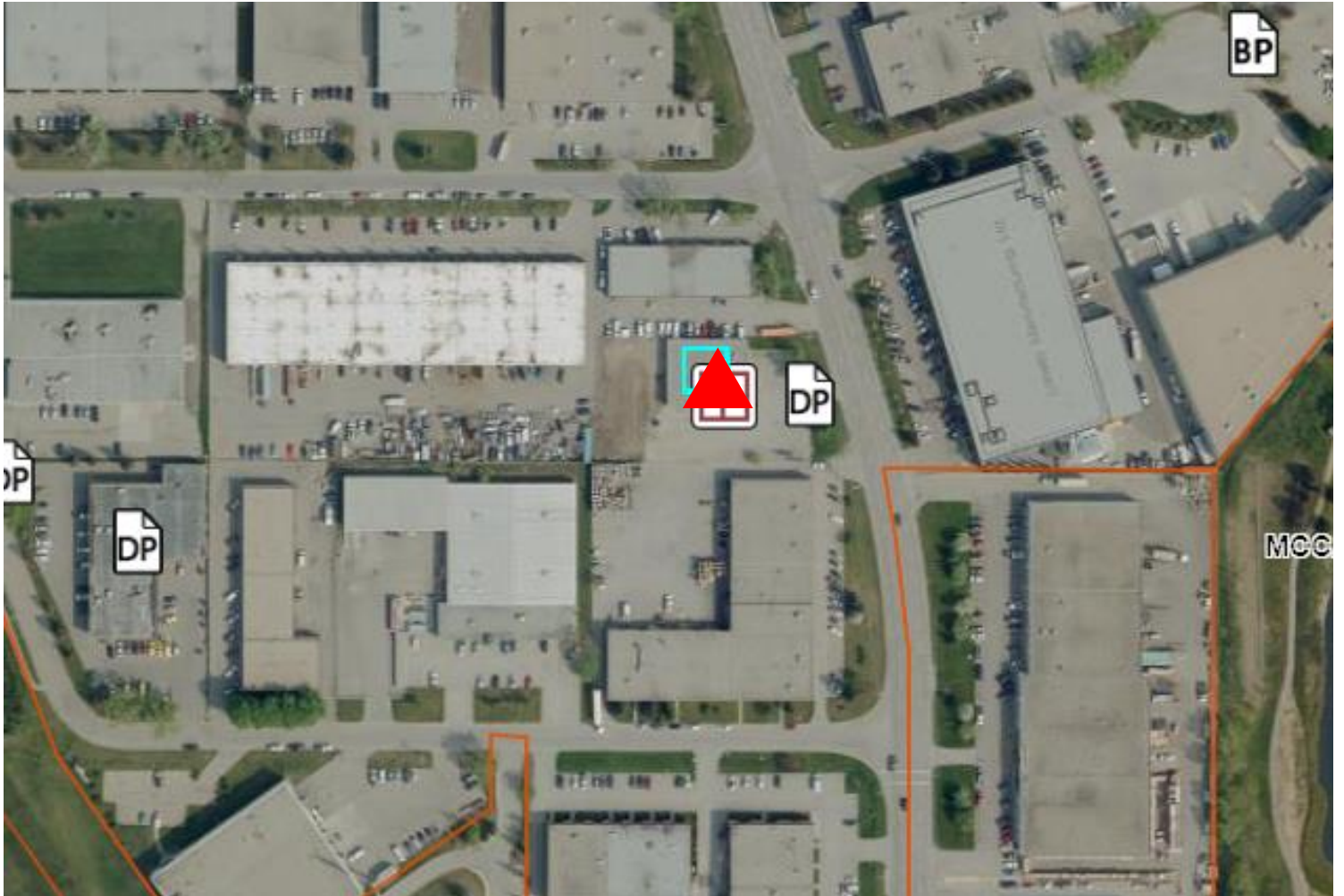
-  **Subject Property**
-  **Square One Properties Ltd.**

Aerial View 1



-  **Subject Property**
-  **Square One Properties Ltd.**

Aerial View 2



Context Photos



Building Square One Properties Front





Square One Building Rear



Proposed Funeral Home site – Rear view from lane

1. Land Use Bylaw Parking Requirements

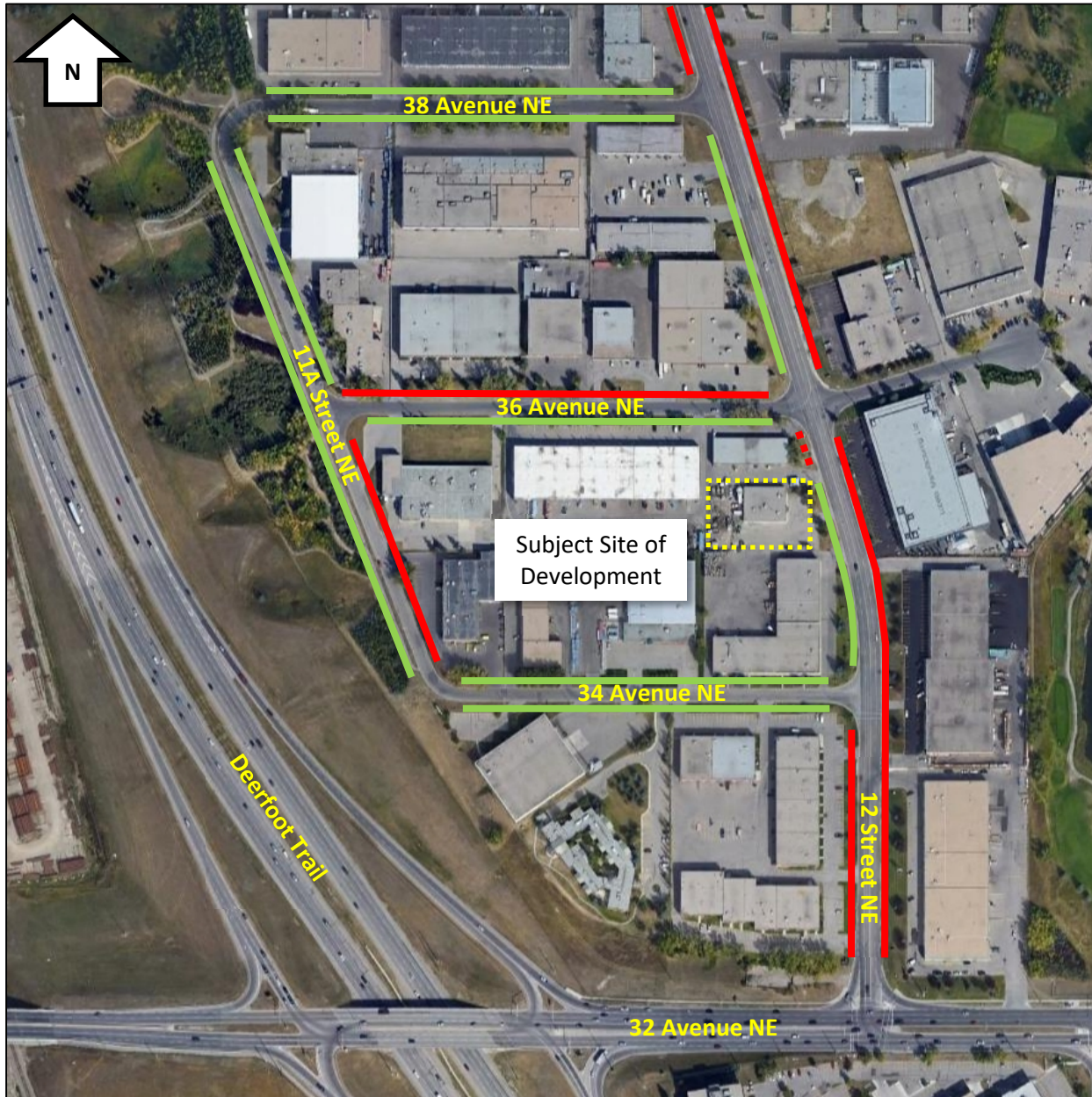
Table 1-1: Land Use Parking Requirements

Variable	Stalls Per Variable	Required Stalls
200 Person Capacity of Assembly Area	1 per 4 People	50
530 Square Metres of Non-Assembly Area	2 per 100 m ²	11

Based on the City of Calgary Land Use Bylaw; 'Funeral Home' (Part 4, Division 1, Section 200)

4. Available On-Street Parking Supply

Figure 4-1: Available On-Street Parking in Vicinity of Subject Site



(Image Courtesy of Google Earth)

 No Parking Restrictions *  Solid = No Parking; Dashed = Bus Zone

* Does not include fire hydrants and driveways which restrict parking

Figure 4-2: Images of Parking Along 36 Avenue NE



(1) 36 Avenue; South Side, Looking West



(2) 36 Avenue; North Side, Looking West



(3) 36 Avenue; North Side, Looking East



(4) 36 Avenue; South Side, Looking Northwest



Location of pictures in relation to subject site

Pictures were taken on October 7, 2020 between 11:30 AM to 12:00 PM

Figure 4-3: Images of Parking Along 12 Street NE



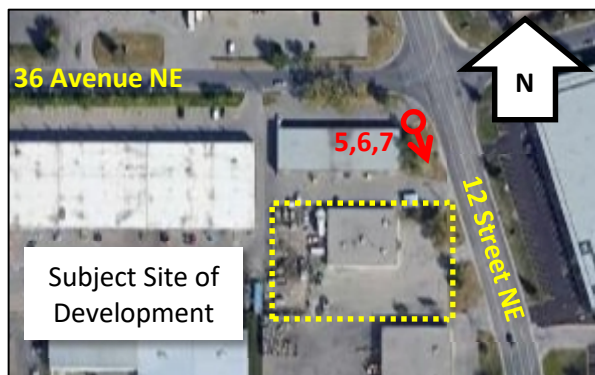
(5) 12 Street; West Side, Looking South



(6) 12 Street; West Side, Looking Southwest



(7) 12 Street; West Side, Looking Southeast

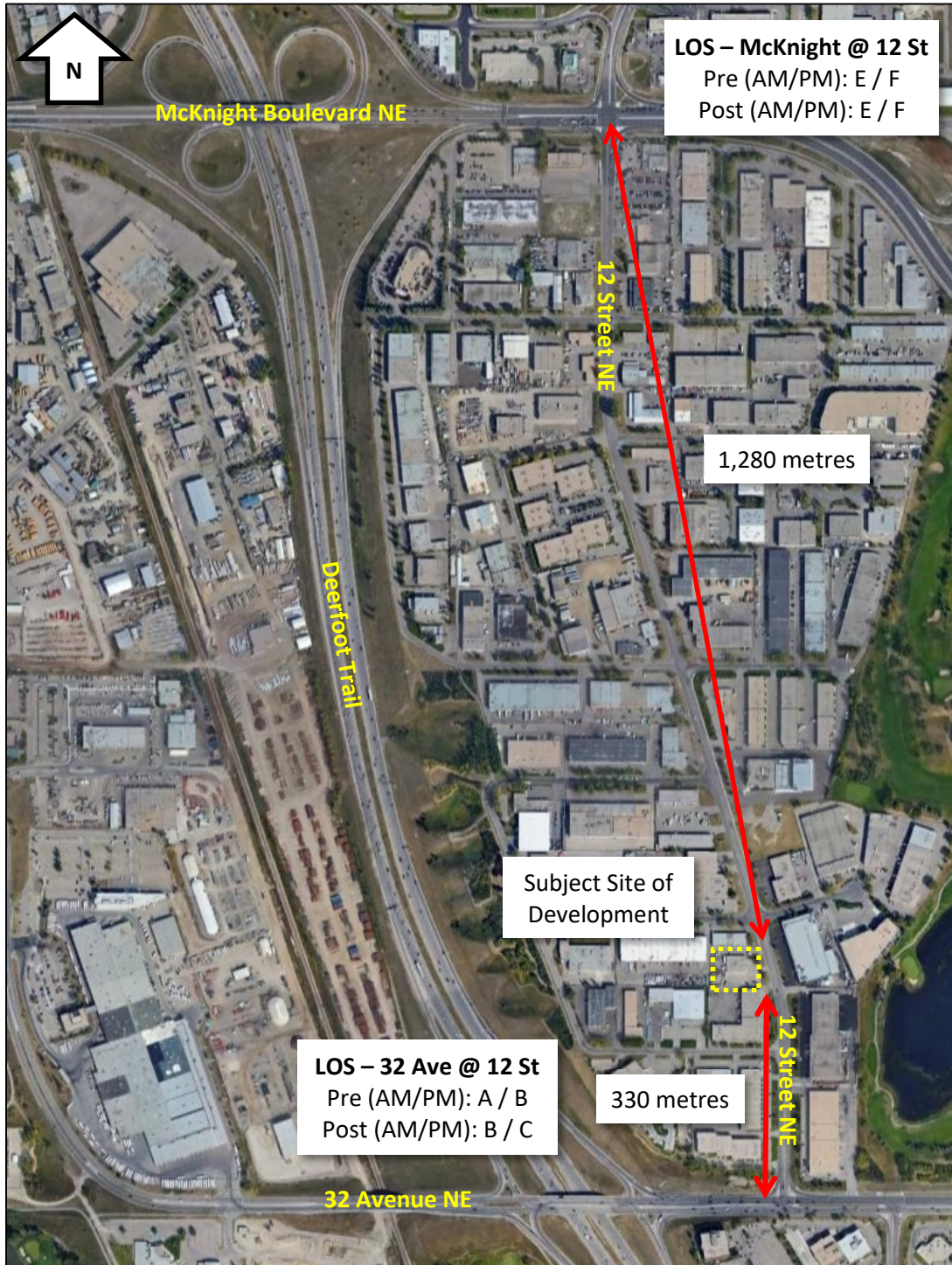


Location of pictures in relation to subject site

Pictures were taken on October 7, 2020 between
11:30 AM to 12:00 PM

5. Development Generated Traffic Impacts on Adjacent Roadways

Figure 5-1: Location of Subject Site of Development With Respect to Major Intersections



(Image Courtesy of Google Earth)



June 22, 2020

Via Email: sarah.hbeichi@calgary.ca

The City of Calgary
Planning & Development
P.O. Box 2100, Station "M"
Calgary, AB T2P 2M5

Attention: Sarah Hbeichi

Dear Ms. Hbeichi:

**RE: Land Use Amendment application LOC2020-0065;
Property: 3625 12 Street NE; Funeral Home and Crematorium**

Square One Properties Ltd. is the registered owner of the property 1231 36 Avenue NE, located to the immediate west of the proposed Funeral Home and Crematorium. Our property contains a building with 14 bays that are leased to 9 industrial businesses. These businesses are all long term tenants who have operated from our property for many years. Our property and the surrounding properties are all zoned "Industrial-General (I-G)" District. All our tenants' businesses were open and operated from the premises during the Covid-19 pandemic emergency rules in effect.

Lack of Information

There is a complete lack of information about the application; no details other than the intent to redesignate the site to allow for the use of "Funeral Home" and "Crematorium", have been made available. For example, no information has been provided regarding the size of the assembly area for the proposed funeral home. The only information regarding the size of the potential development is the overall footprint of the existing building of 681 square metres. No information has been provided about the number of staff or business vehicles, the number of expected memorial services and visitors, the number of parking stalls, etc. In our view this information is necessary to properly assess the impact of the proposed use on the adjacent properties and businesses.

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Our property manager attempted to inquire with the applicant and property owner about the application, but to no avail; No responses were received. Furthermore, the applicant has made no attempt to engage the adjacent property owners and surrounding businesses. This is contrary to the City's engagement policies and to best practices in land use planning.

Concerns

We have several concerns with respect to the subject application. The subject parcel and surrounding parcels are all zoned I-G District. This is an industrial area with considerable traffic volumes on 12 Street NW, and the area serves as an important employment district in the city. In our opinion a funeral home is an inappropriate use for the subject location due to the expected traffic generated by the use and resulting parking issues expected from the proposed funeral home. The operation of industrial businesses in inner Calgary is important to the city's economy and we are concerned that allowing a use like a funeral home will create conflicts between the workers who rely on this area for their employment and the potential large groups of people who will visit the funeral home. We fear there will be an overflow of parking on our site and on neighboring properties. There are also no public sidewalks in the area, suggesting this area is not appropriate for large gatherings of people.

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In addition, we feel that the use of a Funeral Home is incompatible within an area identified within the Municipal Development Plan (MDP) as a "Standard Industrial Area." Policies within the MDP clearly state that within Standard Industrial Areas, industrial uses should continue to be the primary use and that the retention of a broad range of industrial uses is important (Section 3.7.1). Given that a funeral home in the Bylaw is considered to be a commercial use

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In case the City Administration would recommend approval of the land use amendment application, we respectfully request that the City Administration requires the applicant to submit a concurrent development permit application to enable a proper assessment of the proposed land use application so that impacts can be evaluated holistically.

Conclusion

In conclusion, for the aforementioned reasons we are opposed to the proposed land use amendment. From a planning and transportation perspective, the subject parcel is an inappropriate location for the use of a funeral home.

Sincerely,



Dan Brink

Square One Properties Ltd.

Encl.: Report JCB Engineering Ltd.

Cc: Ward Councillor (ray.jones@calgary.ca)