

Planning & Development Report to
Calgary Planning Commission
2020 November 05

ISC: UNRESTRICTED
CPC2020-1169

Land Use Amendment in Manchester Industrial (Ward 9) at 340 - 50 Av SE, LOC2020-0115

EXECUTIVE SUMMARY

This application was submitted by Apex Drafting & Graphic on 2020 August 06, on behalf of the landowner Financial Management Inc. The application proposes to change the land use designation of the site from Industrial – General (I-G) District to 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 metres (a decrease in height from the current maximum of 16 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.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan* (MDP).

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 0.33 hectares ± (0.81 acres ±) located at 340 – 50 Avenue SE (Plan 3833GO, Block C) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

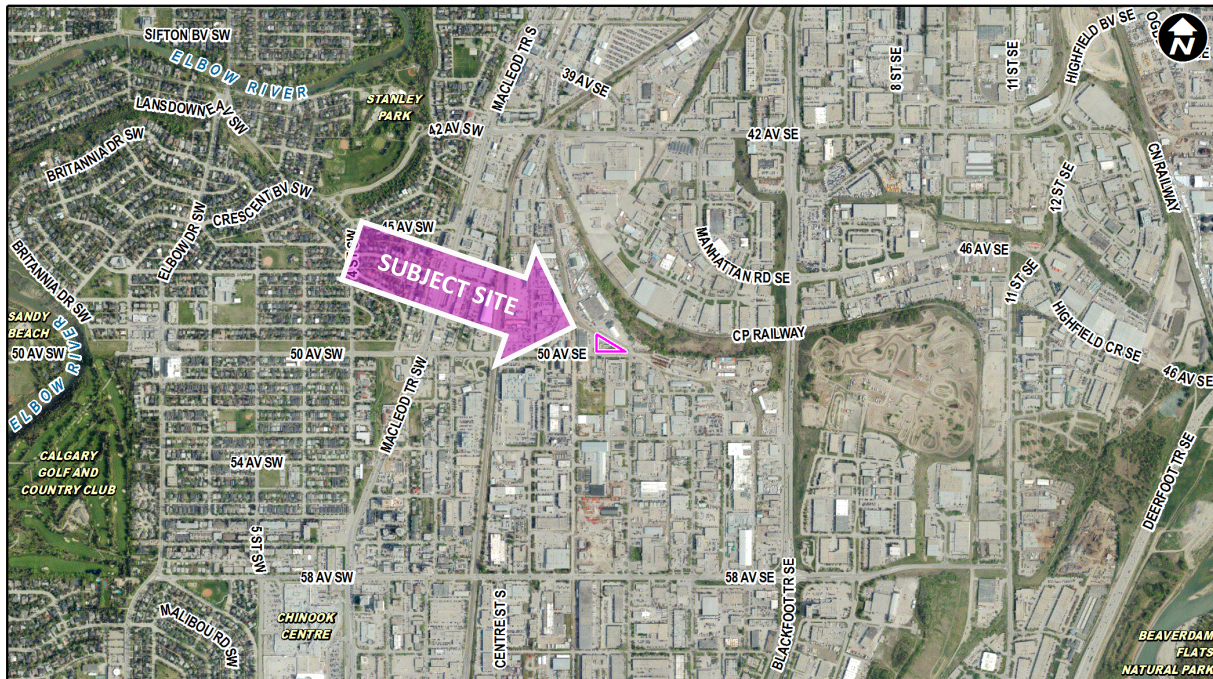
BACKGROUND

This application was submitted by Apex Drafting & Graphic on 2020 August 06, on behalf of the landowner Financial Management Inc. This application proposes to change the land use designation of the site from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to allow for greater flexibility of uses (Attachment 1). No development permit has been submitted at this time, however, as per the Applicant's Submission, the intention is to provide an Indoor Recreation Facility; Restaurant: Licensed – Medium and Offices.

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Site Context

The subject 0.33 hectare (0.81 acre) site is located in the Manchester Industrial area, 650 metres to the east of Macleod Trail SE. The site is relatively flat and is developed with a two-storey building. Pedestrian and vehicular access to the site is from 50 Avenue SE.

Industrial – General (I-G) parcels lie to the north and south and are developed with industrial buildings. An abandoned Canadian Pacific (CP) Railway spur line lies directly north of the parcel, separating it from Builders Road SE. There are a number of Industrial – Heavy (I-H) parcels to the east, and a few Industrial – Retail (I-R) parcels to the west closer to Macleod Trail SE. The closest Industrial – Commercial (I-C) parcel lies 500 metres to the east of the subject site.

The 39 Avenue LRT Station lies one kilometre to the north of the subject parcel.

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. These uses are considered to be compatible with and complement existing light industrial and commercial uses in the area. The proposal is consistent with applicable policies, as discussed in the Strategic Alignment section of this report.

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Land Use

This application is to redesignate the site from an Industrial – General (I-G) District to an Industrial – Commercial (I-C) District. The I-G District allows for a wide variety of general light and medium industrial uses and a limited number of support commercial uses. Parcels within I-G Districts have limits on office and sales 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. 50 Avenue SE is classified as an arterial/major street and the parcel itself lies close to the edge of the Manchester Industrial area.

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 development provides an appropriate transition between other land use districts and the I-G District. These provisions include setback, 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.

The proposed redesignation would result in 50 per cent of the land area in the Manchester Industrial Area remaining within the Industrial – General (I-G) District, and 6 per cent within the Industrial – Commercial (I-C) District.

Development and Site Design

The intent of this application is to allow for flexibility of uses. Should a future development permit application be submitted, the key site/development and climate resilience considerations will include, but are not limited to, parking and access, along with green building and adaption considerations.

Transportation

Vehicular access to the parcel is available via 50 Avenue SE. The area is currently served by Calgary Transit with the westbound Route 81 stop (Macleod Trail South) adjacent to the site. The parcel is also within 700 metres of Route 10 (City Hall/Southcentre) on Macleod Trail SE.

A Traffic Impact Assessment or parking study was not required in support of this land use application.

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Environmental Site Considerations

There are no known outstanding environmental contamination concerns associated with the site and/or proposal at this time. As such, an environmental site assessment was not required.

Utilities and Servicing

Services exist to the subject site and existing development. Public water, sanitary and storm utilities exist within the adjacent public road right-of-way. Servicing requirements will be determined at the future development permit and/or Development Site Servicing Plan circulation stage(s), to the satisfaction of Water Resources.

Climate Resilience

The applicant has not identified any climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies will 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 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 citizen comments were received by the CPC report submission date. There is no community association for this area.

Following a meeting of the Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners.

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.

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [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](#) (MDP). The applicable MDP policies encourage a broad variety of industrial uses and intensities that support the industrial function of the area, whilst catering to the day-to-day needs of area businesses and employees. The proposal is consistent with the *Municipal Development Plan*.

There is no local area plan for the site.

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, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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.

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.

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REASON FOR RECOMMENDATION:

The proposed land use redesignation is consistent with the applicable policies of the *Municipal Development Plan*. The parcel's location and the area context are appropriate for the proposed Industrial – Commercial (I-C) District, which would allow for a range of compatible commercial business uses that are intended to complement the surrounding industrial area.

ATTACHMENT(S)

1. Applicant's Submission