

LAND USE AMENDMENT
MERIDIAN (WARD 10)
NORTH OF MEMORIAL DRIVE & EAST OF BARLOW TRAIL SE
BYLAW 96D2017

MAP 16E

EXECUTIVE SUMMARY

The proposed land use redesignation in the business community of Meridian seeks to increase the maximum allowable density (floor area ratio) of the existing Industrial – Business (I-B) District from 0.9 FAR to 3.0 FAR on approximately 0.67 hectares near the Barlow/Max Bell and Franklin LRT Stations.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 January 26

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 96D2017; and

1. **ADOPT** the proposed redesignation of 0.68 hectares ± (1.68 acres ±) located at 2536 – 3 Avenue SE (Plan 9211584, Block 3, Lot 3) from Industrial – Business f0.9h46 (I-B f0.9h46) District **to** Industrial – Business f3.0h46 (I-B f3.0h46) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 96D2017.

REASON(S) FOR RECOMMENDATION:

This application allows for additional density on lands near the Barlow/Max Bell and Franklin LRT Stations. The proposed intensity increase and the existing I-B designation comply with the applicable policies of the Municipal Development Plan and do not prevent the site from being developed in a manner consistent with the principles of Transit Oriented Development.

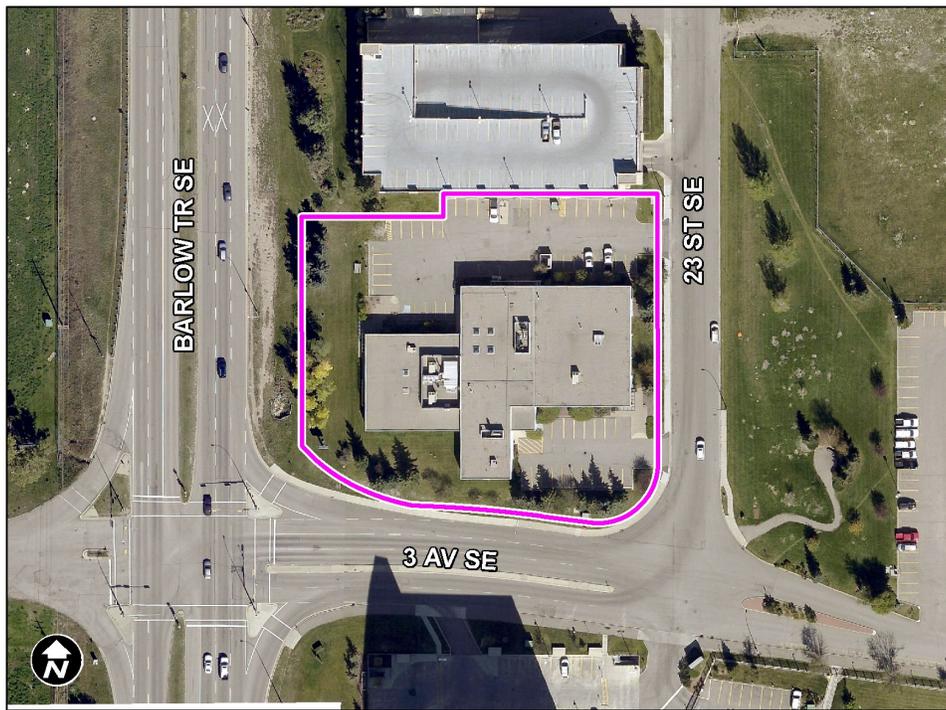
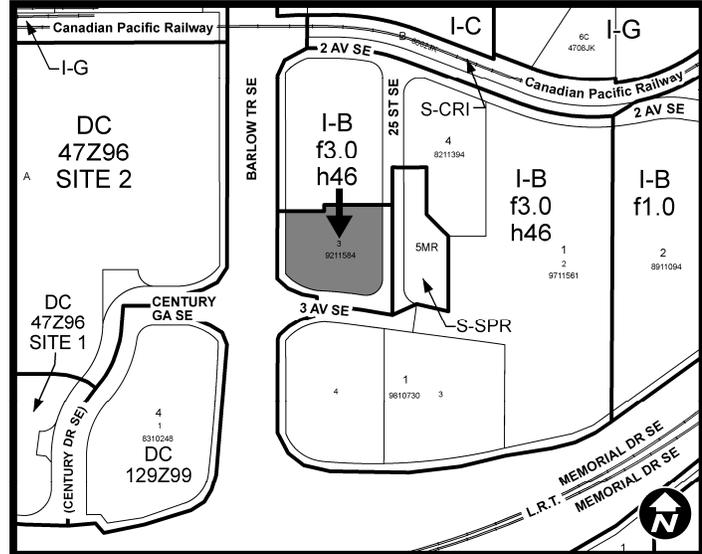
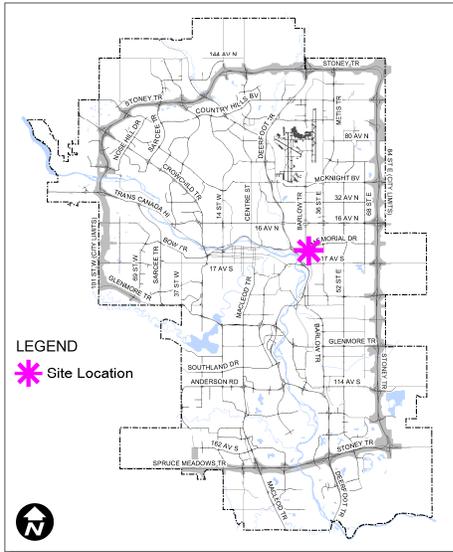
ATTACHMENT

1. Proposed Bylaw 96D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.68 hectares ± (1.68 acres ±) located at 2536 – 3 Avenue SE (Plan 9211584, Block 3, Lot 3) from Industrial – Business f0.9h46 (I-B f0.9h46) District **to** Industrial – Business f3.0h46 (I-B f3.0h46) District.

Moved by: R. Wright

Carried: 9 – 0

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Applicant:

Gibbs Gage Architects

Landowner:

9318470 Canada Inc (Warwick Marchant)

PLANNING EVALUATION

SITE CONTEXT

Located east of Barlow Trail SE and north of Memorial Drive SE, the subject site is developed as a single-story office building with surface parking. The surrounding lands to the north, east, and south are developed predominately with 5 to 8 storey office buildings (Stantec, Golder Associates, Spartan Controls) with an allowable height of 46 metres and 3.0 FAR.

South of Memorial Drive SE, the primary use is low density residential. There is also an abundance of Special Purpose sites due to the proximity of the site to Bow River, along with multiple schools, parks, and LRT parking lots in the vicinity.

LAND USE DISTRICTS

The existing land use district is an Industrial-Business (I-B) District with a maximum building height of 46 metres and maximum floor area ratio (FAR) of 0.9. The proposal retains the existing I-B designation and height modifier, but increases the allowable FAR to 3.0. Council's approval of this application would not necessarily constitute approval of a specific development scheme with 3.0 FAR. Comprehensive development plans will be required to the satisfaction of the Development Authority as part of a development permit application.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2008 – statutory)

The subject property is identified on the Urban Structure Map of the MDP (Map 1) as Industrial – Employee Intensive Area. The Industrial-Employee Intensive Area is intended for manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and require access to the Primary Transit Network.

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According to the MDP, Industrial-Employee Intensive Areas should achieve a minimum intensity threshold of 100 jobs per gross developable hectare. Industrial-Employee Intensive Area should also contain predominantly industrial uses. Other uses that support the industrial function may be allowed. Specific rules for the amount of support uses should be determined as part of the policy planning process and land use application process. The redesignation proposal further enables the subject lands to develop in a manner consistent with the above MDP policies.

Mobility policies in the MDP ensure that the Industrial-Employee Intensive Area is served by the Primary Transit Network. Streets should provide direct connections to higher order transit services should provide amenities for pedestrians, cyclists and transit. Roads and streets within Industrial-Employee Intensive Areas should provide for the efficient movement of goods. The redesignation proposal does not prevent the subject site from complying with the above policies.

Transit Oriented Development Guidelines (2005 – non-statutory)

The Transit Oriented Development (TOD) Guidelines provide an additional set of guidelines and principles that may assist the Development Authority with the review of future development proposals on this site. A list of applicable TOD guidelines is included in APPENDIX II.

TRANSPORTATION NETWORKS

The subject site is located approximately 580 metres from the Franklin LRT Station and 590 metres from the Barlow/Max Bell LRT Station.

Administration has reviewed a Transportation Impact Assessment (TIA) submitted in support of the proposed land use re-designation application, which provided a preliminary assessment of some required on-site and off-site improvements.

Further transportation analysis may be required at the development permit stage to establish additional transportation improvements in support of the propose development.

UTILITIES & SERVICING

Water, storm and sanitary mains are available to service the subject site at this time. A sanitary servicing study provided by the applicant was reviewed and accepted by Administration. The study identified that the existing sanitary infrastructure is of a sufficient size to service the subject site at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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ENVIRONMENTAL SUSTAINABILITY

Not applicable. An analysis of site specific measures that would contribute toward an environment friendly development will be required at the development permit stage.

GROWTH MANAGEMENT

This proposal is in alignment with MDP references associated with growth management issues.

PUBLIC ENGAGEMENT

Community Association Comments

The application was circulated to the Meridian/Franklin Business Community Association and they provided a response with no objection to the proposed redesignation.

Citizen Comments

No responses from adjacent landowners were received by Administration prior to the CPC report deadline.

Public Meetings

No public meetings in relation to this proposal were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The site in question, located at 2536 3rd Avenue SE has an I-B f0.9h46, Industrial – Business land use designation.

The site is located just North of the intersection between Barlow Trail & Memorial Drive in South-East Calgary. The zoning of the surrounding sites is highly varied, consisting mainly of Industrial, Commercial and Business uses North of Memorial Drive, with predominantly Residential uses South of Memorial Drive. There is also an abundance of Special Purpose sites due to the proximity of the Site to Bow River, along with multiple schools, parks, and LRT parking lots in the vicinity.

At a more immediate context, the site is surrounded to the North, South and East by similar I-B zoned sites; however, these sites have a higher maximum available density, achieving a total of 3.0 FAR. Immediately to the West DC47Z96 also has a maximum allowable density of 3.0 FAR.

The purpose of this Land Use amendment application is to request a Zoning revision for the site in questions that would be consistent with the surrounding site density of 3.0 FAR. The existing 46m maximum height restriction will be kept in place.

The proximity of this site (within 600m walking distance) to both the Barlow/Max Bell LRT station to the West and the Franklin LRT station to the East warrants the increase in density consistent with Transit Oriented Development principles.

APPENDIX II

TRANSIT ORIENTED DEVELOPMENT GUIDELINES

MDP applicable policies include, but are not limited to:

- 4.1 TODGuideline – Transit-supportive land uses
- 4.2 TODGuideline – Mix land uses
- 4.3 TODGuideline – Limit non transit-supportive land uses
- 5.1 TODGuideline – Optimize density around each station
- 6.1 TODGuideline – Provide quality pedestrian connections
- 6.2 TODGuideline – Provide a compact development form



- 7.2 TODGuideline – Street and block layout
- 8.2 TODGuideline – Place parking in appropriate locations
- 8.6 TODGuideline – Long term redevelopment