

LAND USE AMENDMENT
HORIZON (WARD 5)
34 AVENUE AND 32 STREET NE
BYLAW 45D2017

MAP 33E

EXECUTIVE SUMMARY

This land use amendment proposes to redesignate a single parcel from Industrial – General (I-G) District to Industrial – Commercial (I-C) District in order to accommodate a Vehicle Sales – Major use on the subject site.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 December 01

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 45D2017; and

1. **ADOPT** the proposed redesignation of 0.52 hectares \pm (1.29 acres \pm) located at 3510 – 32 Street NE (Plan 8011265, Block 10, Lot 15) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 45D2017.

REASON(S) FOR RECOMMENDATION:

The proposed redesignation is intended to accommodate a "Vehicle Sales – Major" use, which allows for a modest increase in intensity of use on the subject site from the existing use of car wash, while maintaining opportunities for either industrial or commercial development in the future. The subject site is within a Major Activity Centre as identified in the Municipal Development Plan, which encourages the development of high intensity jobs or institutional uses and a focus on the pedestrian environment. The proposed land use designation would be more in line with this policy than the existing land use.

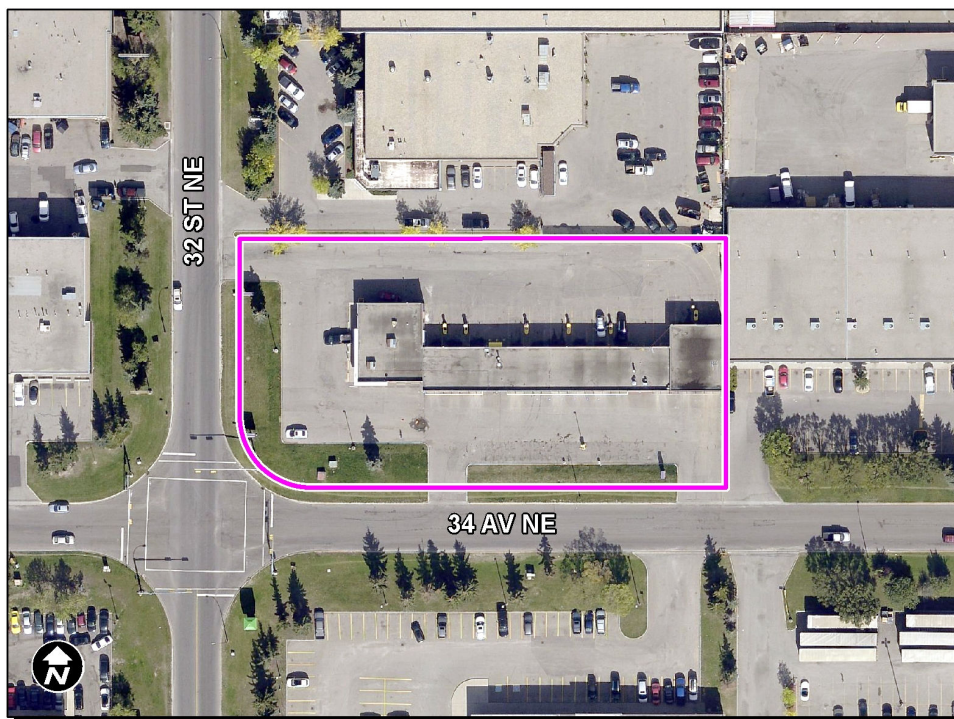
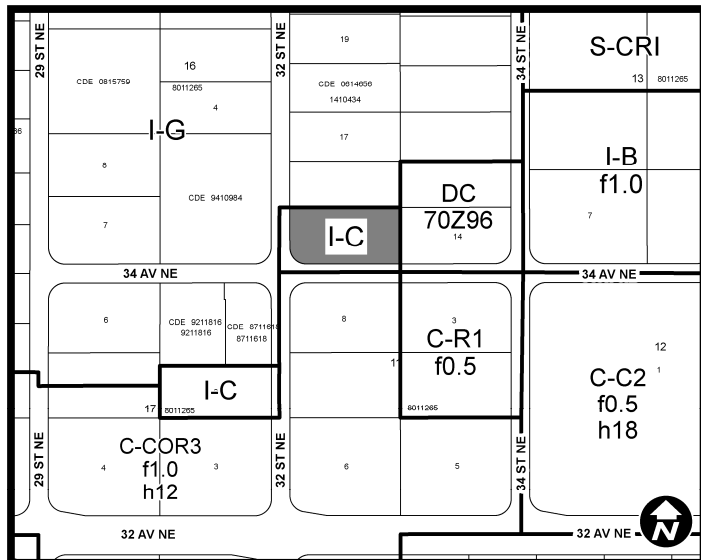
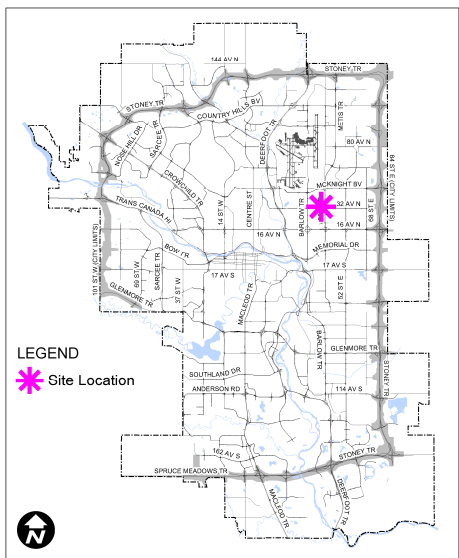
ATTACHMENT

1. Proposed Bylaw 45D2017

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BYLAW 45D2017

MAP 33E

LOCATION MAPS



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MAP 33E

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.52 hectares \pm (1.29 acres \pm) located at 3510 – 32 Street NE (Plan 8011265, Block 10, Lot 15) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Moved by: R. Wright

Carried: 9 – 0

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MAP 33E

Applicant:

Abugov Kaspar

Landowner:

891786 Alberta Inc (Tim Down)

PLANNING EVALUATION

SITE CONTEXT

The site is located in the community district of Horizon and is currently designated Industrial – General (I-G). The parcel is developed with a single building that contains a car wash and a minor automobile service for the detailing of vehicles (Wash King). Site access is from 32 Street and 34 Avenue NE. Surrounding land uses consist of a mix of light industrial and commercial uses. The subject parcel is located approximately 450 metres from the Whitehorn LRT station.

There is no prior development history on the site.

LAND USE DISTRICTS

The proposed Industrial – Commercial (I-C) district allows for a mix of light industrial and small scale commercial uses that are compatible and complement light industrial uses. The I-C district contains controls to ensure a proper transition between other land use districts and the Industrial-General (I-G) district. The I-C district allows for a maximum FAR of 1.0 and a building height of 12.0 metres.

LEGISLATION & POLICY

Municipal Development Plan (2009)

The subject site is located within a Major Activity Centre (MAC) as identified in the Municipal Development Plan. The following policies of Activity Centres are relevant to the subject site:

- Major Activity Centres are intended to accommodate a minimum of 200 jobs and population per gross developable hectare.
- 3.3.1(a) Activity Centres should be locations for a mix of medium and higher density employment and residential uses.
- 3.3.2(e) Each MAC should provide locations for high intensity jobs as part of institutional growth and/or mixed-use business centres.

The proposed land use redesignation from Industrial-General (I-G) to Industrial Commercial (I-C) will facilitate a modest increase in employment in the short term (from approximately 3 current employees to an anticipated 10 - 12 employees, or approximately 6 jobs per hectare to

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22 jobs per hectare), and will allow for a more considerable increase in the future. The I-C land use district allows for more intensive uses such as Office (I-G only allows 50 percent of gross floor area of any building to be Office) and retail. The proposed land use also provides an appropriate transition from the commercial area (C-COR3 and C-R1 zoning) to the south along 32 Avenue NE to the Industrial-General area to the north.

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).

The subject site is not subject to any area structure plans or area redevelopment plans.

TRANSPORTATION NETWORKS

The subject site is located approximately 240 metres from 32 Avenue NE and is accessed via 32 Street NE and 34 Avenue NE. Future redevelopment of the site will require the closure of the access from 34 Avenue NE. Whitehorn LRT station is located approximately 450 metres from the site.

No transportation or parking studies were required for the subject redesignation.

UTILITIES & SERVICING

No servicing upgrades are anticipated as part of the subject application.

PUBLIC ENGAGEMENT

Community Association Comments

Not required as there is no Community Association in this area.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings were held for this application.

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MAP 33E

APPENDIX I

APPLICANT'S SUBMISSION

The current Land Use District Industrial – General (I – G) District has been assigned to the property with Bylaw 1P-2007 coming to force, which limited the uses on site to much narrower spectrum of uses that the original General Industrial District of the previous bylaw.

The site is currently being used for washing of vehicles and for Auto Service – Minor (for detailing of vehicles). The Owner wishes to add Vehicle Sales Major use to this site, use that would allow for sales of vehicles with more than 5 vehicles on site at any given time.

As the current district allows for Vehicle Sales Minor only, this application is for re-designation of the site to Industrial – Commercial (I – C) District.