

LAND USE AMENDMENT
BURNS INDUSTRIAL (WARD 9)
WEST OF DEERFOOT TRAIL SE AND NORTH OF GLENMORE
TRAIL SE
BYLAW 317D2016

MAP 35S

EXECUTIVE SUMMARY

This application proposes to redesignate a parcel located in the Burns Industrial Area from Industrial General (I-G) District to Industrial Commercial (I-C) District to allow for office, retail, and light industrial uses.

PREVIOUS COUNCIL DIRECTION

Not applicable.

ADMINISTRATION RECOMMENDATION(S)

2016 October 20

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 317D2016; and

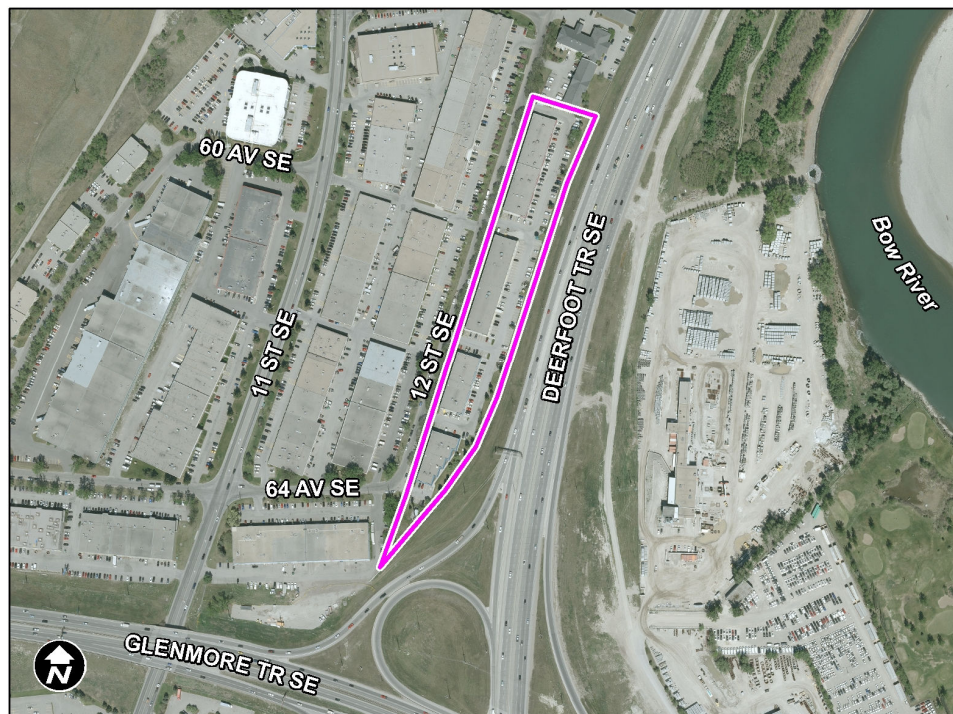
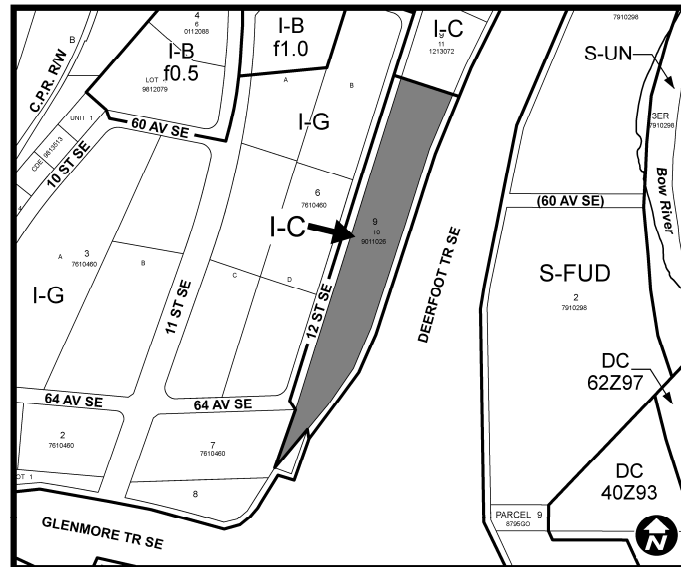
1. **ADOPT** the proposed redesignation of 2.14 hectares \pm (5.28 acres \pm) located at 6170 – 12 Street SE (Plan 9011026, Block 9, Lot 10) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 317D2016.

REASON(S) FOR RECOMMENDATION:

This land use redesignation application meets the broad intent of applicable municipal policies and of the Industrial Commercial (I-C) District. It is consistent with the existing land use districts in the area and the parcel is in proximity of the Primary Transit Network.

ATTACHMENT

1. Proposed Bylaw 317D2016

MAP 35S[illegible]

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.14 hectares \pm (5.28 acres \pm) located at 6170 – 12 Street SE (Plan 9011026, Block 9, Lot 10) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Moved by: G.-C. Carra
Absent: S. Keating

Carried: 5 – 0

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Applicant:

Spectrum Architecture

Landowner:

North West Life Assurance Company

PLANNING EVALUATION

SITE CONTEXT

This 2.14 hectare ± parcel located on 12 Street SE, is surrounded by a mix of light industrial, commercial, and office uses and developments. The area north of the parcel includes lands designated as Industrial Commercial (I-C) and Industrial Business (I-B). Parcels to the west are designated as Industrial General (I-G). Deerfoot Trail SE bounds the site to the east and Glenmore Trail SE to the south.

The non-operating Blackfoot landfill, which is in post closure care, is located two blocks west of the parcel. However, the parcel is outside of the 300 metre regulated landfill setback.

The parcel is occupied by IA Business Park and includes four one-storey buildings constructed in the 1990s. The buildings are occupied by light industrial and office uses. Access to the parcel is from 12 Street SE; however, the building's main entrances and associated surface parking area are oriented towards Deerfoot Trail SE.

LAND USE DISTRICTS

The current Industrial General (I-G) District designation allows for a wide range of light and medium industrial uses and a limited number of support commercial uses, with limits on sales and office activities to preserve a diverse industrial land base. The I-G District allows for a maximum building height of 16 metres and a maximum floor area ratio (FAR) of 1.0.

The proposed Industrial Commercial (I-C) District is intended for parcels located at the perimeter of industrial areas, along major streets or expressways and as a transitional land use between I-G and other non-industrial designated parcels. While the parcel location does not fully meet the I-C district's location criteria, the parcel:

- is bounded by Deerfoot Trail SE and Glenmore Trail SE, classified as expressways, though not directly accessible;
- is visible from these expressways, and I-C includes provisions to address the aesthetics associated with visible locations; and
- has historically been occupied by light industrial and office type uses.

The proposed I-C District allows for a maximum building height of 12 metres and a maximum FAR of 1.0. The existing buildings on site are approximately 5 metres in height and therefore, the decreased building height associated with the proposed I-C district would not render the

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buildings to become legally non-conforming. In recognition of the maximum height reduction from 16 to 12 metres, the Development Authority may consider height relaxations for select industrial uses (e.g. General Industrial – Light), at the development permit stage.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP) (Statutory – 2014)

The high-level scale and scope of the South Saskatchewan Regional Plan (SSRP) policies are not relevant to this application.

Municipal Development Plan (MDP) (Statutory – 2009)

The parcel is located in an area identified as Standard Industrial in the MDP (Map 1: Urban Structure). Standard Industrial areas consist of existing planned industrial areas that contain a mix of industrial uses at varying intensities. As these areas redevelop their industrial character should be preserved. The proposed I-C District will allow for the light industrial uses on site to remain, while providing for additional office and retail space with size limitations.

The parcel is located a block east of 11 Street SE. The MDP identifies 11 Street SE, between Glenmore Trail SE and 58 Avenue SE, as part of the Primary Transit Network (Map 2: Primary Transit Network) and classifies it as Arterial Street between Deerfoot Trail SE and Highfield Boulevard SE (Map 3: Road and Street Network).

Local Area Policy

There is no Local Area Plan in place for this area, and Burns Industrial was not part of the study area for the Central Industrial Area Land Review (2013).

Calgary Airport Vicinity Protection Area Regulation (AVPA) (2009)

The parcel is within the AVPA, however it is outside of the 25 Noise Exposure Forecast Contour (NEF). There are no restricted uses in this area; however, acoustical requirements set out in the Alberta Building Code apply to developments in this area. Acoustical requirements are considered at the development and building permit stages.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was conducted in support of this proposal and no concerns with this redesignation were identified.

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Although the parcel is bounded by two major expressways (Glenmore Trail SE and Deerfoot Trail SE), vehicular and pedestrian access to the parcel is only from 12 Street SE via 11 Street SE.

Bus stops for Routes 72 and 73 are located within 80 metres of the site along 11 Street SE. There are no sidewalks in front of the parcel or along 12 and 11 Streets SE. Public realm improvements, including sidewalks, may be required as the site intensifies.

The 11 Street Corridor Improvement Project by the City of Calgary is underway to improve public realm and mobility options (e.g. biking, walking, and public transit) along 11 Street SE between 46 Avenue SE and Heritage Drive SE.

UTILITIES & SERVICING

Water, storm and sanitary sewer mains are available to service the site.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore, no growth management concerns have been identified at this time.

PUBLIC ENGAGEMENT

Community Association Comments

Not required, as there is no community association for the area.

Citizen Comments

No comments in response to the proposal were received by CPC Report submission date.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Spectrum Architecture Inc. herewith submits the enclosed Land Use Redesignation Application on behalf of Industrial Alliance Pacific Insurance & Financial Services Inc. (Owner). This application is for the redesignation of an Industrial-General site \pm 2.14 ha (5.29 ac), located at 6444, 6330, 6170 and 6046, 12 St SE. Adjacent to Deerfoot Trail in the community of Burns Industrial.

The IA Business Park was built in 1990 and currently consists of four single-story buildings approximately 19 ft in height. The total Rentable Area for all existing buildings is 67,262 SF.

The buildings currently accommodate Office and General Industrial-Light uses.

According to the Municipal Development Plan, IA-Business Park is located in a "Standard Industrial Area" per (MDP map 1: Urban Structure) which consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. The MDP land use policy states that "as the area redevelops, the industrial character should be maintained". We would submit that a redesignation, as proposed, would be consistent with this policy.

IA Business Park is currently designated under the Industrial – General land use district which does not list office space as Permitted Use and places a restriction of a maximum of 50% of the Gross Floor Area as office space. The Owner intends to retain the property and would like to offer its space to both existing and interested tenants, without this restriction.

The proposed re designation to I-C (Industrial – Commercial District) will retain the industrial nature of the context by accommodating light industrial uses without a major change to the existing I-G uses, while at the same time presenting flexibility for the tenants by eliminating the 50/50 office/warehouse restriction, to provide supportive services to the surrounding industrial community.