

LAND USE AMENDMENT
BELTLINE (WARD 8)
NORTH OF 10 AVENUE SW AND WEST OF 11 STREET SW
BYLAW 204D2016

MAP 16C

EXECUTIVE SUMMARY

This Land Use Amendment proposes to redesignate a parcel from Centre City Mixed Use District (CC-X) to a DC Direct Control District using CC-X as the base district to accommodate the additional use of Self Storage Facility.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 June 16

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 204D2016; and

1. **ADOPT** the proposed redesignation of 0.40 hectares \pm (0.99 acres \pm) located at 1216 – 10 Avenue SW (Plan 1423LK, Block 46) from Centre City Mixed Use District (CC-X) to DC Direct Control District to accommodate additional use of self storage facility, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 204D2016.

REASON(S) FOR RECOMMENDATION:

The proposed application is in alignment with the Beltline Area Redevelopment Plan (ARP) policies as the site is located within the Light Industrial Policy Area of the ARP which allows for similar uses such as warehousing.

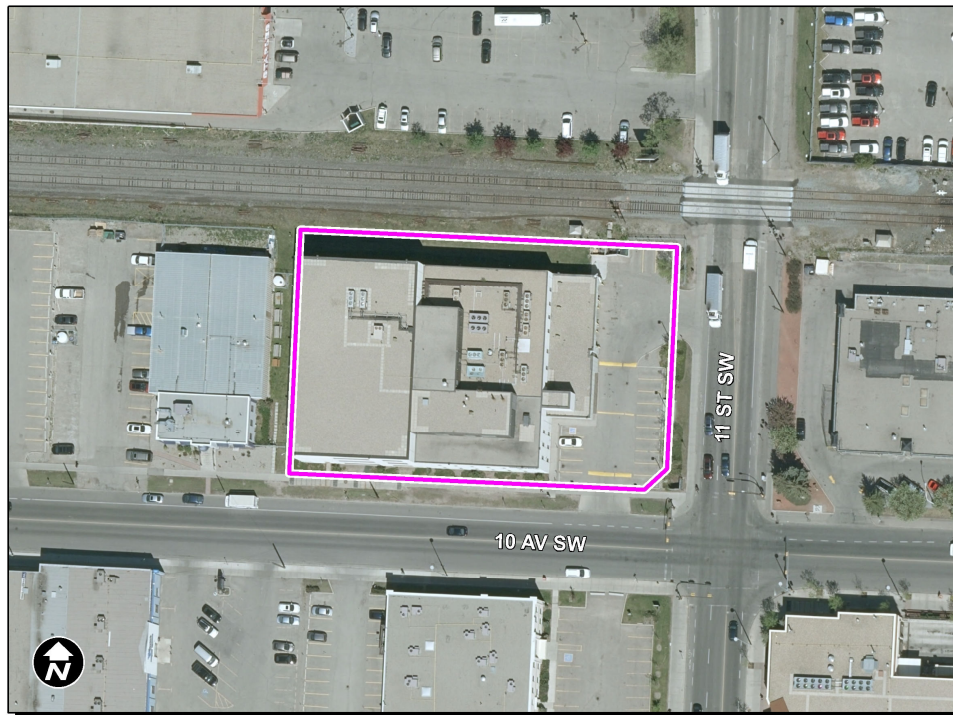
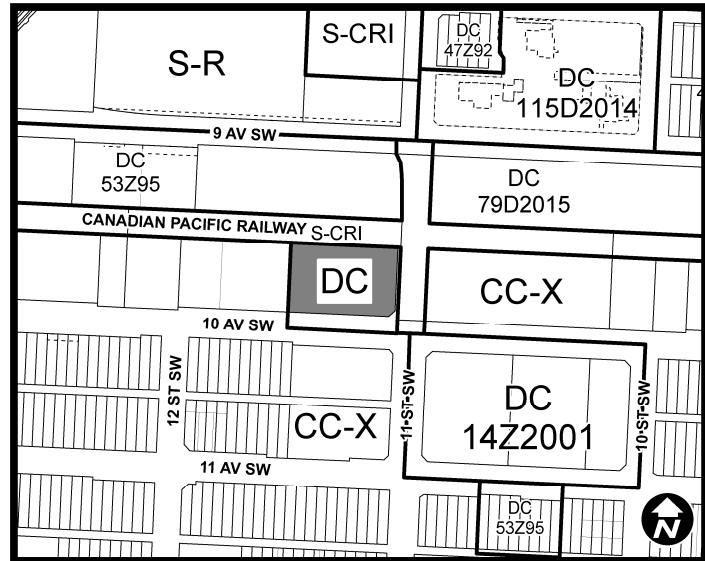
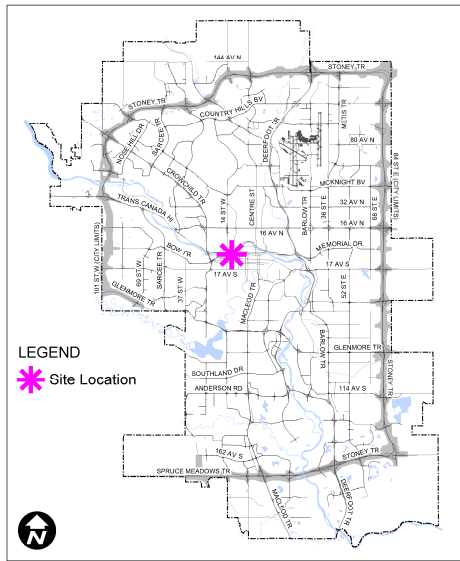
ATTACHMENT

1. Proposed Bylaw 204D2016

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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 0.40 hectares ± (0.99 acres ±) located at 1216 – 10 Avenue SW (Plan 1423LK, Block 46) from Centre City Mixed Use District (CC-X) to DC Direct Control District to accommodate additional use of self storage facility with guidelines (APPENDIX II).

Moved by: R. Wright

Carried: 7 – 0

Reasons for Approval from Mr Friesen:

- I voted in favour of this item as it seemed a reasonable and rather modest extension of the allowed uses for the building which did not seem to be contrary to the general plan for the area. Better to have an existing building put to some good use than have it stand empty.

Comments from Mr. Morrow:

- I would urge Council to consider placing a time limit on this use. Like surface parking lots, self storage facilities have very low operating costs and high cash flows, so they are “cash cows”. So experience in other cities is that self-storage facilities have become a barrier to redevelopment in Transit Orientated Development areas. Given the location, within 600 metres from the LRT, this should be an interim use. This is exactly what we did with the Mazda dealership on Centre Street N.

2016 June 16

AMENDMENT: Add new Direct Control Guideline to include a time restriction on the use of this site, a 5 year term with the option to renew twice.

Moved by: G. Morrow

LOST: 1 – 6

Opposed: C. Friesen, R. Wright,
M. Tita, S. Keating,
M. Foht and J. Gondek

Reasons for Opposition from Mr. Friesen:

- I voted against this motion because it seemed like the modified land use included uses that would be reasonably compatible with the area even for an extended time. The economy would be more important in determining when redevelopment occurred rather than a time limit on use.

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Applicant:

Manu Chugh Architect

Landowner:

Symcor-Otis Capital Corp

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the Centre City's Beltline community at the northwest corner of 10 Avenue SW and 11 Street SW. The existing three storey building, constructed in 1982, was originally the data centre for a financial institution and, according to the applicant, has been vacant for the last ten years. Immediate surrounding land uses include:

- The CP Railway directly adjacent to the north; and
- Commercial to the east, southeast (CO-OP store), south and west.

LAND USE DISTRICTS

The proposed land use is a DC Direct Control District based on the existing Centre City Mixed Use District (CC-X) with the additional use of Self Storage Facility as defined in Bylaw 1P2007. The applicant intends on adaptively re-using the existing building as a Self Storage Facility, where the operation and materials/items in storage would be contained entirely within the building.

The existing land use district, CC-X, includes the use General Industrial – Light as a discretionary use, which allows for activities such as warehousing and manufacturing. However, none of the uses under CC-X, or activities as defined under the use General Industrial – Light, allow for a Self Storage Facility operation. As such, and given that a Self Storage Facility is a low impact use and similar in nature to a Warehouse use, a Land Use Amendment to a DC is required and supported. The proposed Direct Control guidelines can be found in APPENDIX II.

The application has also been evaluated within the context of the adjacent CP Railway corridor. Administration has considered the associated risks and finds that the proposed use is compatible with the adjacent rail corridor given that a Self Storage Facility has a very low intensity of use in terms of the number of people on site at any given time.

LEGISLATION & POLICY

Beltline Area Redevelopment Plan (ARP)

The proposed application is located within the Light Industrial Policy Area (Map 3C) of the Beltline ARP. Section 4.3.6 states that light industrial uses/operations:

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- *“Will include those that are small-scale in nature and can demonstrate that they have a low impact on adjacent uses. Examples include warehousing, distribution and small-scale assembly, fabrication and manufacturing;”* and
- Must be *“fully enclosed within a building with no outside storage of materials or products.”*

The proposed application is in alignment with the Beltline ARP policies given that:

- The site is located within the Light Industrial Policy Area, which allows for similar uses such as warehousing; and
- The proposed use, Self Storage Facility, will have a low impact on adjacent uses and will be fully enclosed within the existing building, with no outside storage of materials.

As such, an amendment to the Beltline ARP is not required.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment is not required as part of this application.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available within the adjacent public rights-of-way. Development servicing will be determined at the Development Permit and Development Site Servicing Plan stages.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) is not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

Not applicable

GROWTH MANAGEMENT

The proposed Land Use Amendment does not require capital infrastructure investment and therefore, there are no growth management concerns.

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PUBLIC ENGAGEMENT

Community Association Comments

A letter was received from the Beltline Neighbourhoods Association (BNA). The BNA conditionally supports the application as they wish to see the proposed use, through the Direct Control guidelines, temporarily applied and only to the existing building. The BNA's intent is to facilitate redevelopment of the site into a mixed use development once market conditions are favourable.

Administration considered these comments, however it was deemed unnecessary to apply a temporary measure to the proposed use through the Direct Control District. The Development Authority has the ability to approve the use for a limited period of time at the Development Permit review stage if it is deemed beneficial to do so (section 37(1) of Bylaw 1P2007).

Citizen Comments

No comments received by CPC Report submission date

Public Meetings

No public meetings were held

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APPENDIX I

APPLICANT'S SUBMISSION

This Land Use Amendment is submitted on behalf of 10-12 limited partnership to re-designate the subject parcel located at 1216-10 Ave SW., legal description.

Block 46
Plan 1423LK

From CC-X to DC Direct Control District to accommodate the additional use of a self storage facility.

The subject parcel is 0.69 ha± (1.72 acres ±) and contains a 3 storey building (non combustible) constructed in 1982 to be the data centre for a financial institution. It has been vacant for the last ten years.

The subject site fronts onto 10 Avenue SW and is flanked by 11 Street SW. The CP main rail line bounds the parcels to the north. Further to the west along 10 Avenue is a small commercial office, community foods store and vacant multi-residential parcel.

The subject parcel was designated I-2, Industrial General prior to the implementation of the Beltline Area Redevelopment Plan. The current land use of CC-X does allow for a mix of commercial, residential and a limited range of light industrial uses. Within the list of uses General Industrial – Light is a discretionary use however, a self-storage facility would be a less intense industrial use and therefore compatible with the surrounding commercial small business and nearby residential apartment towers.

The traffic impact would be negligible based on an analysis of previously approved self-storage facilities located throughout the City.

The DC Bylaw has been prepared and would provide for the use of a self-storage facility within the existing building.

We respectfully request approval from CPAG, Calgary Planning Commission and City Council.

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

1 This Direct Control District is intended to:

(a) allow for a **Self Storage Facility** within an existing **building**.

Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

4 The **permitted uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

5 (1) The **discretionary uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

(2) The following are **discretionary uses** only when located within a **building** existing on the **parcel** at the time of adoption of this Direct Control District:

(a) **Self Storage Facility**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 apply in this Direct Control District.

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APPENDIX III

LETTERS SUBMITTED

May 24, 2016

The City of Calgary
Planning, Development & Assessment
Municipal Building
800 Macleod Trail SE
Calgary, AB T2P 2M5

ATTN: Brendyn Seymour, File Manager

RE: LOC2016-0060 – 1216 10 Ave SW – DC Land-Use Amendment to Accommodate Self Storage - REVISED

Dear Brendyn,

I am writing this letter on behalf of the Beltline Neighbourhoods Association (BNA) in response to the above noted land use application. We were able to meet with the applicant on May 17, 2016 to discuss the application and gain a better understanding of the intent.

We would note that a 'Self Storage Facility' as defined in article 296 of the land use bylaw (1P2007) is neither a permitted nor a discretionary use within a CC-X district. At this time, the BNA is willing to conditionally support the application with the understanding that measures will be taken to ensure that the new land-use designation is temporarily applied. We understand that there is a longer term plan to develop the site into a mixed-use development and we would like to see this (or another compatible development) occur as soon as the market conditions are favourable. The draft DC we received stipulates that the use may only be applied to the existing building. We think that this is a good first step. Once we receive a DP application for the project, we will likely propose additional measures that we would also condition our support on.

At this time, we are primarily concerned that self-storage is neither the most appropriate nor the highest-and-best use for the site. We believe that there is significant potential for a future proposal to accommodate new retail and mixed-use program along the corridor to the north of 12th Avenue. There is also potential for a re-imagined railway crossing and the redevelopment of the sites to the north of the CPR right-of-way that could allow for tie-ins to the retail strip that exists to the south of 12th Avenue. In our opinion, opening the door to permanent incompatible uses without taking steps to incentivize projects that are compliant with applicable Beltline policies would have a long-term detrimental impact on the quality of the corridor in the future.

Thank you for giving the BNA an opportunity to provide a comment.

Sincerely,

Tyson Bolduc
Interim Director, Planning

B. Seymour