

**LAND USE AMENDMENT
HORIZON (WARD 5)
EAST OF BARLOW TRAIL NE AND SOUTH OF
MCKNIGHT BOULEVARD NE
BYLAW 177D2016**

MAP 33E

EXECUTIVE SUMMARY

This application proposes to amend the land use designation of the property from Industrial - Business District (I-B) to Industrial - General (I-G) District. The I-G District provides for a wide variety of industrial uses and a limited number of support commercial uses. The applicant is specifically aiming to achieve a land use designation that allows warehousing and logistics activities. This type of development is not provided for in the current I-B District, but is provided for in the I-G District. Warehousing and logistics uses were also possible in the I-2 General Light Industrial District, the previous designation of the parcel under the former Land Use Bylaw 2P80. These uses were lost when the new Land Use Bylaw 1P2007 was adopted in 2007 and the I-B District was assigned.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2016 May 19

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 177D2016; and

1. **ADOPT** the proposed redesignation of 1.91 hectares \pm (4.71 acres \pm) located at 2611 Hopewell Place NE (Plan 0010926, Block 1, Lot 18) from Industrial – Business f1.0 (I-B f1.0) District **to** Industrial – General (I-G) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 177D2016.

REASON(S) FOR RECOMMENDATION:

The application is consistent with City objectives to protect a broad variety of industrial land uses in order to ensure a healthy land use mix and support the local economy. Furthermore, the proposed land use designation is compatible with adjacent Industrial and Commercial land uses.

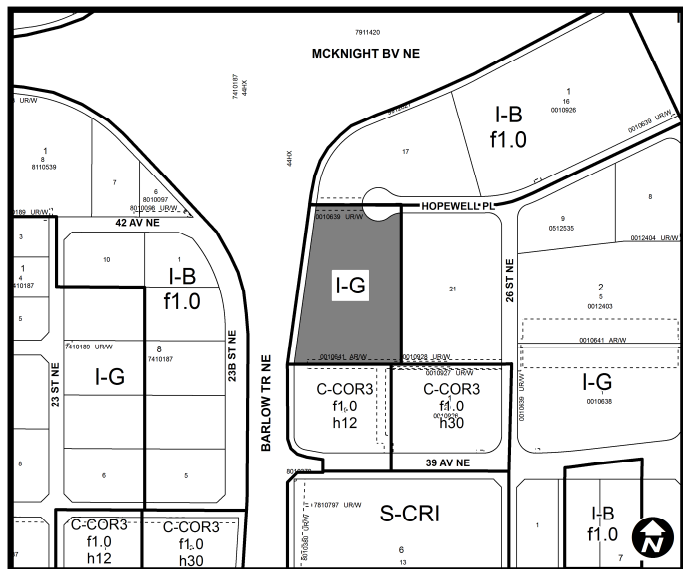
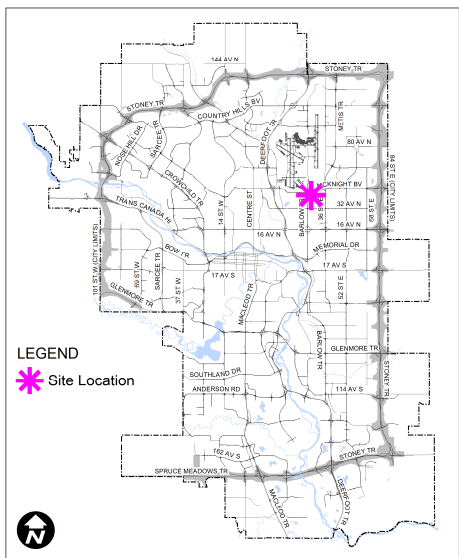
ATTACHMENT

1. Proposed Bylaw 177D2016

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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 1.91 hectares \pm (4.71 acres \pm) located at 2611 Hopewell Place NE (Plan 0010926, Block 1, Lot 18) from Industrial – Business f1.0 (I-B f1.0) District **to** Industrial – General (I-G) District.

Moved by: R. Wright

Carried: 7 – 0

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Applicant:

Kumlin Sullivan Architecture Studio

Landowner:

I G Investment Management Ltd

PLANNING EVALUATION

SITE CONTEXT

This 1.91 hectare ± (4.71 acres ±) site is located in the Horizon Industrial area adjacent and east of Barlow Trail NE and south of McKnight Boulevard NE. The site contains a 6,826 square metre (73,484 square feet) industrial warehouse building developed in 2001. The building is currently occupied by: a manufacturer of electric switching equipment (Eaton Industries), a storage and maintenance facility for ambulances (Alberta Health Services), and a building supply centre (Busy B Tools). Some space in the building is vacant following a recent tenant departure.

The site is surrounded by a variety of commercial and general industrial uses including logistics and warehousing, light manufacturing, restaurants, office buildings, and a hotel.

Adjacent lands to the north are designated I-B f1.0 District and contain a 5 story office building. Lands to the east are designated I-G District and contain a variety of light industrial uses in multi-bay warehouse buildings that are similar in design and construction to the building on the subject lands. To the south are a variety of food service and restaurant uses in lands designated C-COR3 f1.0h12 District.

LAND USE DISTRICTS

The existing building was developed in 2001 under the I-2 – General Light Industrial District of Land Use Bylaw 2P80. This District provided for a wide variety of light industrial uses including warehousing, storage and logistics. These warehousing, shipping and distribution uses are not provided in the current I-B District, which encourages more Specialized Industrial uses.

Following the adoption of Land Use Bylaw 1P2007, these lands were given the I-B designation, which is intended to be characterized by: prestige, high quality, manufacturing, research and office developments.

This simple bylaw amendment from I-B District to I-G District is intended to provide for additional uses not listed in the I-B District; and, particularly the General Industrial – Light use to provide for warehousing, storage and logistics.

This land use redesignation is not proposing a density increase.

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LEGISLATION & POLICY

Administration finds this application to be consistent with the Industrial Policies of the Municipal Development Plan.

TRANSPORTATION NETWORKS

The application was circulated to Transportation Network Planning. No issues or concerns were identified.

UTILITIES & SERVICING

There are no utility or servicing issues associated with this plan.

ENVIRONMENTAL ISSUES

None

ENVIRONMENTAL SUSTAINABILITY

No specific measures proposed as part of this proposal.

GROWTH MANAGEMENT

No growth management issues.

PUBLIC ENGAGEMENT

Community Association Comments

No Community Association serves this area.

Citizen Comments

No citizen comments.

Public Meetings

None.

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APPENDIX I

APPLICANT'S SUBMISSION

Our project is located near the corner of McKnight Boulevard NE and Barlow Trail NE on a ±4.72 ac. site. The proposed parcel consists of an existing industrial building that was constructed and tenants placed under the previous Land Use Bylaw 2P80.

As noted, the original building along with the tenant mix have been in place since before 2007 when the previous Land Use Bylaw 2P80 was in effect. Based on the success of the project, there has been no tenant departures or relocations since that time. The original zoning for the property was 'I-2' which permitted office and warehouse use on the site.

Back in 2007 and 2008 as the City of Calgary was changing zoning on industrial projects throughout the City, this site was given a revised zoning of 'I-B – Industrial Business' without any consideration of the existing tenant mix at the time.

It was only until recently that it has come to the Owner's attention that the zoning was incorrectly converted from 'I-2' to 'I-B'. Based on the tenant mix at the time in 2007 as well as currently, the correct zoning for the site is 'I-G' due to the mix of office / warehouse tenants currently occupying the building.

It is our intention to request the reclassification of this site from 'I-B' zoning to 'I-G' zoning so as to align the current and future tenant mix with the correct zoning. With all of the current tenants incorporating both office and warehouse space within their respective tenancies, we feel that this is the correct zoning for the site.