

LAND USE AMENDMENT
ALYTH/BONNYBROOK (WARD 9)
SOUTH OF BLACKFOOT TRAIL SE AND EAST OF OGDEN
ROAD SE
BYLAW 208D2015

MAP 11C

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a Industrial – General (I-G) District to Industrial – Commercial (I-C) District. The subject site is located within a serviced area of the central industrial area of the city.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 October 22

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 208D2015; and

1. **ADOPT** the proposed redesignation of 0.73 hectares \pm (1.80 acres \pm) located at 2808 Ogden Road SE (Plan 4799HV, Block 2) 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 208D2015.

REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation is in keeping with the goals of the Municipal Development Plan and allows for an appropriate set of uses and use rules in context with the existing site and adjacent sites. The intention for this redesignation is to allow and to maintain the existing uses that were previously allowed under the I-2 District from The City of Calgary's Land Use Bylaw 2P80. The Industrial – Commercial (I-C) District allows for small scale commercial uses that are compatible with and complement light industrial uses.

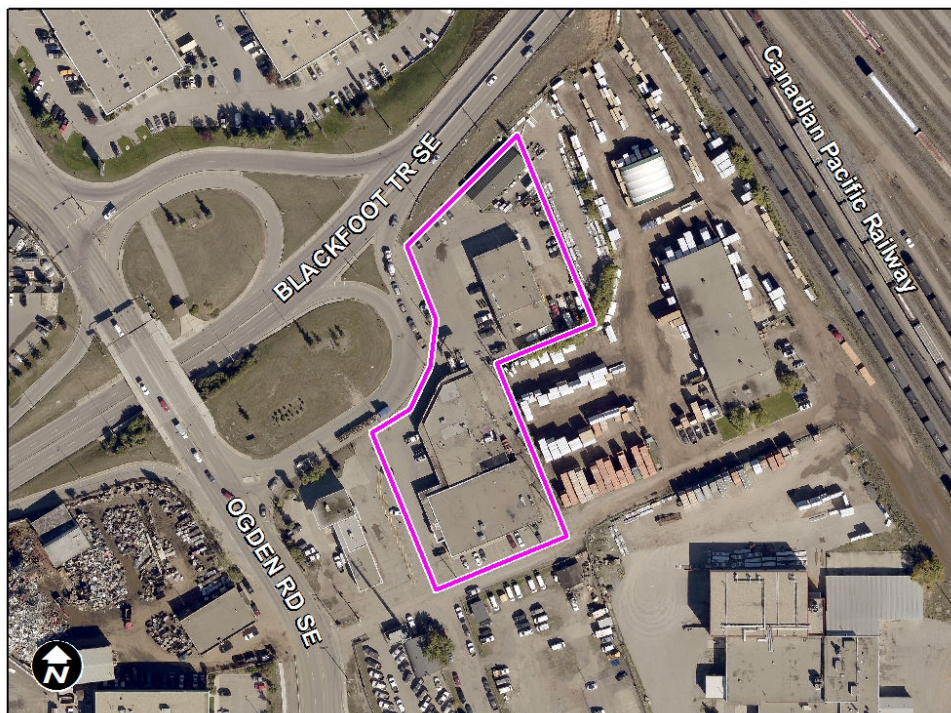
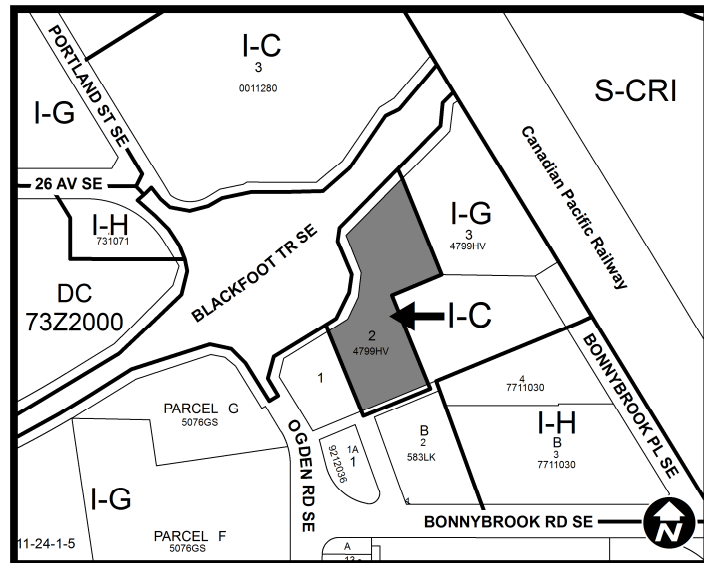
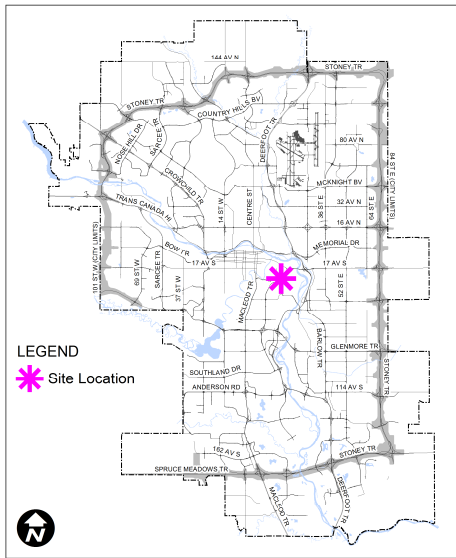
ATTACHMENT

1. Proposed Bylaw 208D2015

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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 0.73 hectares \pm (1.80 acres \pm) located at 2808 Ogden Road SE (Plan 4799HV, Block 2) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Moved by: M. Wade
Absent: C. Friesen

Carried: 7 – 0

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Applicant:

Form 3 Design 2004

Landowner:

Alyth Shopping Centre Ltd

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	5
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The site is located near the western edge of the central south east industrial area of Calgary. The surrounding area is consists of developed industrial lands which are serviced. The Alyth rail yard is located to the west of the site. The site has access to both Ogden Road SE and Blackfoot Trail SE.

Currently, the uses on site are predominantly commercial type uses contained within an existing Retail – Shopping Centre, known as the Alyth Shopping Centre. There are existing restaurants and vehicle mechanic shops on site, all which function as complimentary uses to the surrounding industrial area.

A proposed Greenline LRT station would be located within 600 metres of this site, near the existing Crossroad Market site to the northeast. This may have an impact on future transit-oriented development planning in the area.

LAND USE DISTRICTS

The proposed land use district is Industrial – Commercial (I-C) District. The I-C District is intended to allow for small scale commercial uses that are compatible with and complement light industrial uses, and are located on the perimeter of industrial areas, along major streets or expressways.

LEGISLATION & POLICY

The site is currently identified as a Standard Industrial Area in the Municipal Development Plan (MDP). The MDP includes the following relevant policy:

3.7.3 Standard Industrial Area

- c) Uses that support the industrial function of this area and cater to the day-to-day needs of area businesses and their employees may be supported.

There is no existing local area plan for this site.

TRANSPORTATION NETWORKS

For this land use application, no transportation infrastructure upgrades have been identified at this time. Further assessment may be required with future redevelopment of the site.

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UTILITIES & SERVICING

Utilities and Services are available and existing to this site.

ENVIRONMENTAL ISSUES

No environmental issues have been identified with this land use redesignation. Phase I and Phase II Environmental Site Assessments may be required with future redevelopment of the site.

ENVIRONMENTAL SUSTAINABILITY

Not applicable

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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 held.

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APPENDIX I

APPLICANT'S SUBMISSION

The purpose of this application is to re-classify the lands from I-G to I-C.

The Alyth Shopping Centre was constructed 55 years ago and has operated as a local shopping centre with uses over the years such as barber shops, grocery stores, veterinarian clinic, bank etc. The uses have always been those of what could be found in a local shopping centre which is what was expected when the centre was built in 1960. Recently, the land has been zoned as I-G under the 1P2007 LUB. The previous zoning was I-2 under 2P80 LUB.

The owners state that neither they nor their legal counsel were advised or consulted related to the zoning designation which did not give them the opportunity to review the potential effect it may have on their rental users.

The owners respectfully request a re-designation from I-G to I-C which would give them an opportunity to lease their building to the type of tenant that the centre has always attracted.

The existing building is not conducive to an I-G tenancy as circulation in and out of the centre is limited.

The owners and their agents have attempted to work within the I-G uses for the past year but are finding that it is the kind of tenant that has always been available in this location, is still available. It seems that no consideration was given to the form of building, history of tenancy, location, access etc when administration decided to re-designate to I-G zoning such as I-C would accommodate the type of tenant that this building was designed to accommodate many years ago.

Please consider our request to allow the building to be active again and see fit to allow the re-classification to occur.