

**LAND USE AMENDMENT
MANCHESTER INDUSTRIAL (WARD 9)
58 AVENUE SE AND 2 STREET SE
BYLAW 138D2015**

MAP 34S

EXECUTIVE SUMMARY

This land use amendment application proposes to redesignate a 2.8 hectare ± parcel in Manchester Industrial from an Industrial – General (I-G) District to Industrial – Commercial (I-C) District to allow for a broader range of commercial uses that are compatible with and complement light industrial uses.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2015 July 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 138D2015; and

1. **ADOPT** the proposed redesignation of 2.81 hectares ± (6.94 acres ±) located at 324 – 58 Avenue SE (Plan 7657HY, Block C, Lot A and Lots 2 to 4) 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 138D2015.

REASON(S) FOR RECOMMENDATION:

The I-C District retains the capacity for these parcels to be utilized for light industrial purposes while also allowing for additional commercial uses that are supportive to industrial employees in the area and compatible and complementary within the context of the surrounding industrial area. This proposal conforms to the relevant policies of the Municipal Development Plan for lands within a Major Activity Centre.

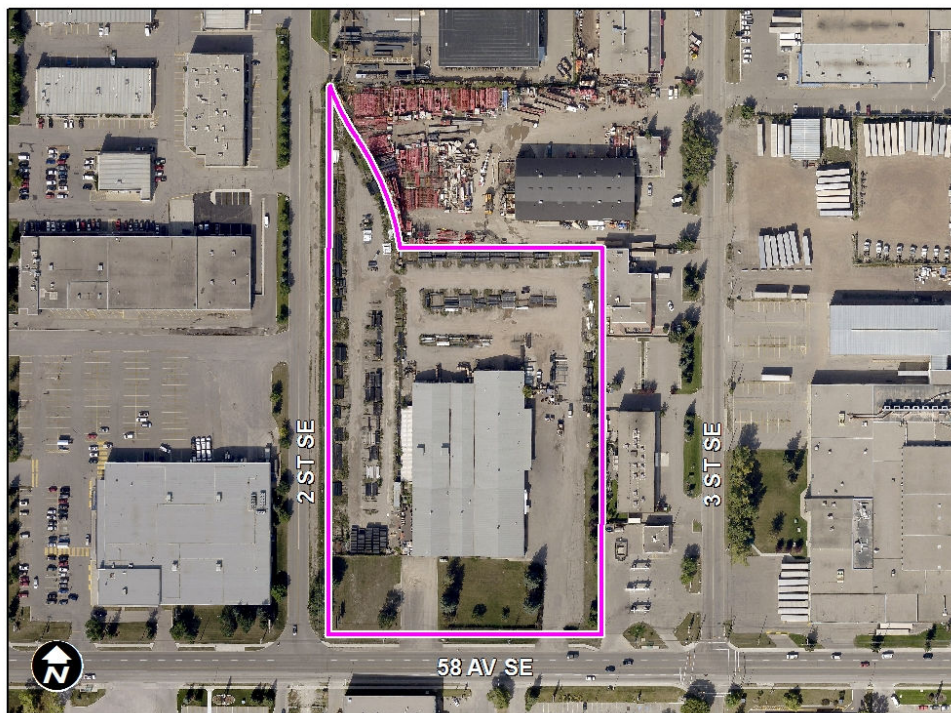
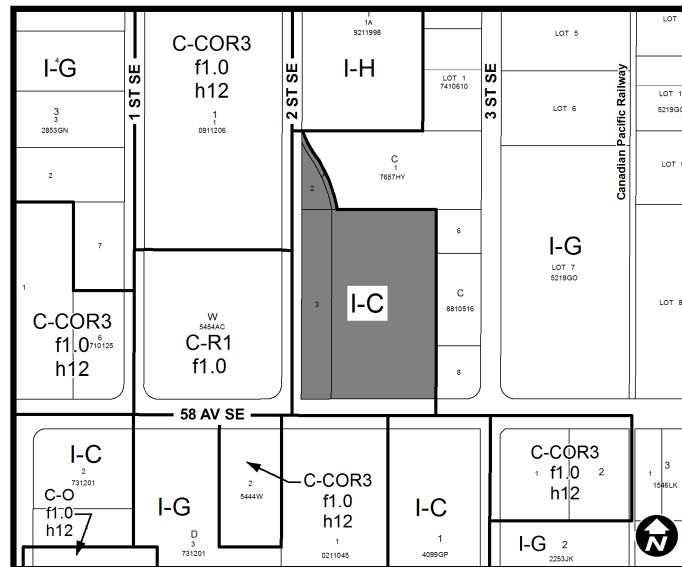
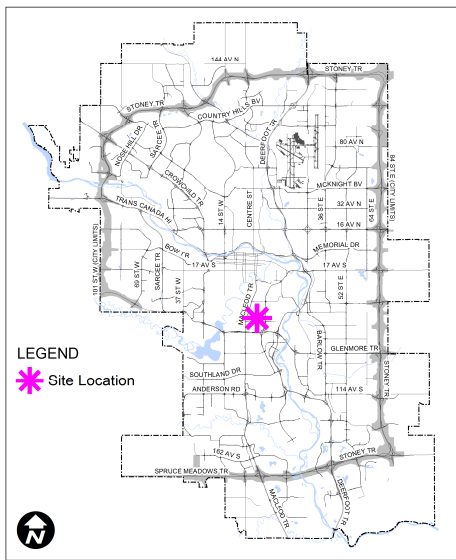
ATTACHMENT

1. Proposed Bylaw 138D2015

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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 2.81 hectares \pm (6.94 acres \pm) located at 324 – 58 Avenue SE (Plan 7657HY, Block C, Lot A and Lots 2 to 4) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Moved by: R. Honsberger

Carried: 9 – 0

Reasons for Approval from Mr. Wright:

- The I-C district provides the opportunity to use the north part of the site as a buffer to heavy industrial with light industrial, while allowing the 58 Avenue SE frontage to continue the commercialization of the street.

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Applicant:

NORR Architect Planners

Landowner:

58 Development Corporation

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	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	6
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
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	7
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

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PLANNING EVALUATION

SITE CONTEXT

Located in Manchester Industrial in the city's southeast, the parcel is situated to the northeast of the intersection of 58 Avenue SE and 2 Street SE. The site contains a warehouse and outdoor storage for a plumbing supply company who intend to relocate to an alternate industrial location better suited to their needs.

Land use and development to the north and east of the site is primarily industrial on I-G District designated lands, with an Industrial – Heavy (I-H) District parcel located to the north of the site. Commercial and light industrial uses are located to the west and south of the site on Commercial – Regional 1 (C-R1 f1.0) District, Commercial – Corridor 3 (C-COR3 f1.0 h12) District, I-C District and I-G District designated lands.

LAND USE DISTRICTS

The existing I-G District allows for a range of medium and light industrial uses with limited support commercial uses to preserve a diverse industrial base.

The proposed I-C District is intended for locations on the perimeter of industrial areas along major streets or expressways. The site is located north of 58 Avenue SE which is classified as an industrial major. The I-C District allows for light industrial uses and small scale commercial uses that are compatible with and complement light industrial uses.

This application originally proposed an Industrial - Business (I-B f1.0h16) District designation. However, in consideration of the 'Central Industrial Areas Land Review' study, anticipated development outcomes with the I-B District and Administration's anticipated non-support, Administration recommended amending the application to the I-C District. The I-C District allows for industrial, commercial or office uses to be determined through the development permit process.

The I-C District has a maximum building height of 12 metres and a maximum floor area ratio (FAR) of 1.0. During the review of the application, the applicant identified a concern with the maximum building height of the I-C District limiting various redevelopment opportunities. In order to address this concern, a DC Direct Control District based on I-C with a maximum building height of 16 metres was proposed. Administration determined that a DC District was not appropriate as Section 20 of Land Use Bylaw 1P2007 indicates that DC Districts must not be used in substitution of any other land use district that could be used to achieve the same result either with or without relaxations. In recognition of this circumstance, the Development Authority will consider relaxation of the building height to a maximum of 16 metres at the development permit stage.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (Statutory - 2009)

The site is within a Major Activity Centre in the MDP (Map 1: Urban Structure). Major Activity Centres are intended to allow for the highest concentration of jobs and population outside of the Centre City area. The design and character of Major Activity Centres should create a high quality environment with amenities for a comfortable street environment (MDP Section 3.3.2). Individual Major Activity Centre density, jobs and population distributions should be established through a Local Area Plan (Section 3.3.2 (b)).

There is no Local Area Plan in place for the subject site.

Central Industrial Areas Land Review (Non-statutory - 2013)

Many of the city's centrally located industrial areas have experienced considerable market interest and resultant pressure to transition from their established industrial land use to a wider range of commercial land uses. In 2009, Council adopted a notice of motion directing Administration to investigate this matter in more detail through the development of a work plan and study to identify issues and opportunities facing inner-city industrial areas. In September 2013, the 'Central Industrial Areas Land Review' was presented to Council. A key finding was that the city's central industrial areas are functional, viable, and highly sought after by industrial users. The report identified that these areas are important to the city's overall economy and, at this time, should be protected as industrial lands for industrial activities.

Administration established an Implementation Team to undertake several actions in the report, including monitoring of land use amendment applications, developing an evaluation tool to guide land use amendment applications and developing website based communication initiatives. In the absence of a citywide industrial strategy or Local Area Plan, Administration considers land use amendment applications within the palette of existing industrial districts of Land Use Bylaw 1P2007 on a case by case basis using MDP policy and the purpose statements in the industrial districts as a guide.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment and parking study was not required. A Transportation Impact Assessment and parking study may be required at the development permit stage and the developer/owner(s) will be responsible for any requirements or improvements necessary to support redevelopment.

The site is located on 58 Avenue SE which is an Industrial Major (Undivided) and classified as a High Load Corridor between 1 Street SE and Blackfoot Trail SE. The site is in close proximity to Blackfoot Trail SE and Glenmore Trail SE, both classified as Unrestricted Truck Routes.

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The area is served by Calgary Transit Bus Route 72, with 8 minute frequency, within 100 metres walking distance of the site on 58 Avenue SE. This site is located along the Primary Transit Network and transit has higher priority than the automobile along this corridor. Therefore, in any future development scenario, one or both access points to 58 Avenue SE are to be closed.

UTILITIES & SERVICING

Site servicing for utilities are available. At the development permit stage, the developer/owner(s) will be responsible for any required upgrades to the existing water main to support redevelopment. A sanitary servicing study may also be required at a future development planning stage and the developer/owner(s) will be responsible for any necessary off-site improvements to support redevelopment. All future servicing arrangements shall be to the satisfaction of the Manager of Development Engineering.

ENVIRONMENTAL ISSUES

A Phase I and Phase II Environmental Site Assessment (ESA) were submitted and reviewed in support of the application. If at any time, the developer, owner or any of their agents becomes aware of any contamination, immediate notification of the appropriate regulatory agencies is required and appropriate environmental assessment and remediation or risk management shall be undertaken.

GROWTH MANAGEMENT

The proposed land use 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 the CPC report submission date.

Public Meetings

There were no public meetings held by the Applicant or Administration

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APPENDIX I

APPLICANT'S SUBMISSION

Proposed Land Use Redesignation 324 – 58 Avenue SE (Plan 7657HY, Block C, Lots A, 2, 3 and 4)

The land subject to the proposed land use redesignation is situated in the Manchester Industrial district on 58th Avenue and 2nd Street SE. The site consists of ±2.8 ha (6.9 ac) and is currently occupied by a plumbing supply company which will be relocating to a new industrial district to better suit their needs.

The current land use designation is Industrial General (I-G) which allows various medium and light industrial uses, a Floor Area Ratio of 1.0 and a maximum building height of 16.0 metres. A land use redesignation to Industrial – Commercial (I-C) is requested in order to support redevelopment that would allow for a broader range of industrial and commercial uses consistent with the evolving land use pattern along the 58th Avenue corridor between Macleod Trail and Blackfoot Trail. The I-C district allows a FAR of 1.0; however, it restricts the building height to 12.0 metres which may be relaxed at the Development Permit stage if additional height is desired during detailed design.

The subject site is situated on a highly visible portion of 58th Avenue SE and is well suited for redevelopment given the aging infrastructure currently on site. The proposed land use amendment provides a suitable interface with 58th Avenue and an appropriate transition to the industrial uses north of the site and to the adjacent mixed use district envisioned for the Chinook Station Area and Major Activity Centre identified in the Municipal Development Plan. For these reasons we respectfully request the support of Planning Commission and Council in achieving the proposed land use amendment that will support redevelopment of the site.