

Applicant Submission

2022 August 30

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This application is for a proposed Land Use Redesignation in the Community of Sunridge, from Direct Control 47Z95 (Site 2) to I-C (Industrial - Commercial) to accommodate the existing commercial use but retain light industrial flexibility into the future.

The site is located at 2255 - 32 Street NE and has a total area of approximately 3.45 acres. The site is near development completion of seven commercial buildings under the current land use district. The new buildings are intended for primarily retail, medical and restaurant uses. The subject site is bounded by 23 Avenue NE to the north, industrial development to the west, similar commercial development to the south and 32 Street NE to the east. Sunridge Mall is located immediately across 32 Street NE to the east.

The majority of the parcel is identified within the Municipal Development Plan as within a Major Activity Centre, which is generally intended to provide higher concentrations of jobs and population. A small portion of the site is identified as within the Standard Industrial area. While there is no local area policy, the site is located immediately west of the Rundle Area Master Plan area, which addresses planning of the immediate LRT station area. The site is immediately served by bus routes 19, 32, 33 and 822, and is and it is about an 850 metre walk to the existing Rundle LRT station, which takes about 12 minutes.

The existing Direct Control is based on the former I-2 General Light Industrial District, which is governed by former Land Use Bylaw 2P80. This Direct Control covers a number of sites, broken into Sites 1 through Site 3. The subject site fall under Site 2 of the bylaw, and its inclusion in this Direct Control is solely to delete several uses from the base industrial district, add commercial retail and medical uses, and remove size restrictions from restaurants. The intent appeared to be to effectively make this a commercial site in an indirect manner. Conversion to a stock district under the current Land Use Bylaw would serve as a more direct approach to the same end.

The intent of this application is to accommodate additional commercial uses, in particular personal services such as salons and aesthetics. Personal services are considered integral to Retail and Consumer Services under the current Land Use Bylaw 1P2007. Under 2P80, personal services are considered a use distinct from retail uses, and because they were not specifically included in the Direct Control, cannot currently be considered. This inhibits the flexibility and mix of offerings that are very typical to this type of commercial development.

Through the review of this application, which was initially proposed as a purely commercial district, it has been identified by Administration that it may be desirable to retain industrial flexibility at this location given its transitional nature between industrial and commercial areas. The I-C district is satisfactory to both the applicant and Administration, so the application has been amended accordingly.

Amending the land use to a current and standard industrial/commercial district will enable personal service uses under the current retail definition. In a commercial development of this kind, there should be no barrier to achieving appropriate use of commercial space. Further,

many of the possible uses included in the former I-2 district are more heavily industrial in nature, and less desirable in the current context of the area.

The intended amendment will:

- Continue to support the goals of the Municipal Development Plan
- Remove an unnecessary Direct Control that is 'frozen' under an out of date Land Use Bylaw
- Provide additional flexibility of use under a current Land Use Bylaw
- Retain potential for light industrial uses in the future

Given the above, we would respectfully request your support of this application.