

LAND USE AMENDMENT
FAIRVIEW INDUSTRIAL (WARD 9)
FAIRMOUNT DRIVE SE AND GLENMORE TRAIL S
BYLAW 24D2015

MAP 27S

EXECUTIVE SUMMARY

This application is to redesignate the property located at 7005 Fairmount Drive SE from Industrial - General (I-G) to Industrial – Commercial (I-C) District to provide opportunities for a wider range of light industrial and industrial-supportive commercial-type uses on this site.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2014 December 18

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 24D2015; and

1. **ADOPT** the proposed redesignation of 3.08 hectares ± (7.61 acres ±) located at 7005 Fairmount Drive SE (Plan 1412268, Block 8, Lot 1) 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 24D2015.

REASON(S) FOR RECOMMENDATION:

This redesignation supports the Municipal Development Plan's intention to provide a mix of industrial uses at varying intensities in the Standard Industrial Area. The parcel's location within 400 metres of the Chinook LRT Station also supports the redesignation to the Industrial – Commercial District, which lists lighter industrial and supportive commercial land uses that are more pedestrian and transit-friendly.

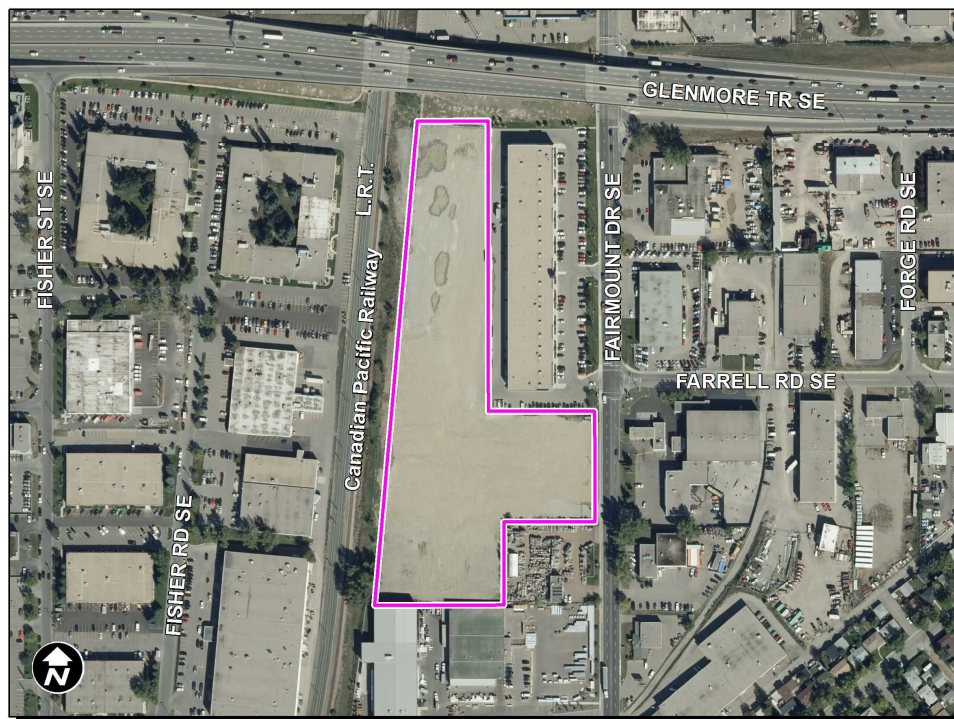
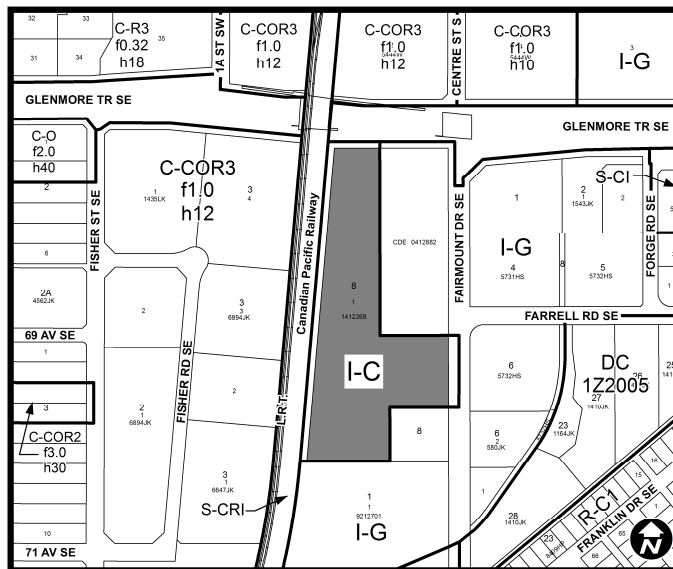
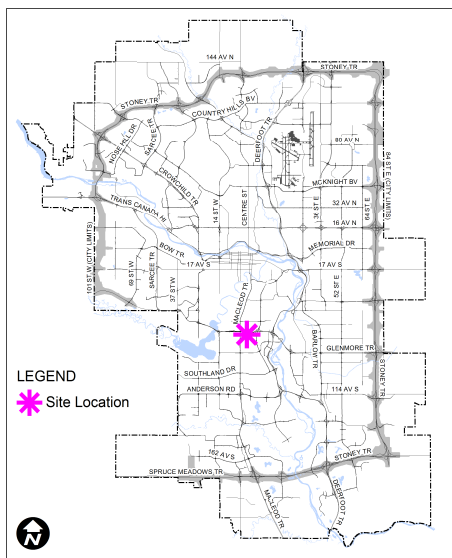
ATTACHMENT

1. Proposed Bylaw 24D2015

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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 3.08 hectares \pm (7.61 acres \pm) located at 7005 Fairmount Drive SE (Plan 1412268, Block 8, Lot 1) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Moved by: M. Wade

Carried: 7 – 2

Opposed: G. Morrow, and M. Logan

Reasons for Opposition from Mr. Logan:

- The proposed land use represents a lost opportunity. If we are going to modify the valuable industrial use, it should be to intensify and utilize the key infrastructure existing in the area such as the LRT.

Reasons for Opposition from Mr. Morrow:

- Proposed land use is too low intensity for parcel located within a Transit Oriented Development Area and within the 400 metre walking distance of the Chinook LRT station.

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Applicant:

HPWC 7005 Fairmount Drive GP LTD

Landowner:

HPWC 7005 Fairmount Drive GP LTD

| Planning Evaluation Content | *Issue | Page |
|---|--------|------|
| Density <i>Is a density increase being proposed.</i> | Y | 5 |
| Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i> | N | 5 |
| Legislation and Policy <i>Does the application comply with policy direction and legislation.</i> | Y | 5 |
| Transportation Networks <i>Do different or specific mobility considerations impact this site</i> | Y | 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> | N | 6 |
| Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i> | N | 6 |
| Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i> | N | 6 |
| Public Engagement <i>Were major comments received from the circulation</i> | N | 7 |

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PLANNING EVALUATION

SITE CONTEXT

The parcel is bounded on the west side by the railway and Glenmore Trail on the north. A Commercial – Corridor 3 (C-COR3) District development is located both north and west of the site, and Industrial - General (I-G) District development exists to the east and south of this parcel.

There are currently two development permits underway for this site, which propose the development of four light industrial buildings that are designed to suit either the I-G or I-C Districts.

LAND USE DISTRICTS

This application is to redesignate this 3.08 hectare (7.61 acre) site, located on Fairmount Drive SE, from Industrial – General (I-G) District to Industrial – Commercial (I-C) District. The I-C district provides a wider variety of small scale commercial uses that are compatible with and complement light industrial uses. This district is intended to be located within 200 metres of a major street or expressway, which is consistent with this parcel's location adjacent to Glenmore Trail.

This parcel is located within 400 metres of the Chinook LRT Station and therefore is within the Transit Oriented Development (TOD) area. As such, pedestrians and transit are given a higher priority and conversely heavy truck traffic would be discouraged. Therefore, the I-C land use district, with its lighter industrial land uses, is considered preferable.

LEGISLATION & POLICY

This site is governed by the 1980 LRT South Corridor Land Use Study policy document. The policy identifies this site as a potential future commercial area.

The Municipal Development Plan (MDP) identifies this site as a Standard Industrial Area that should contain a mix of industrial uses at varying intensities, with Industrial uses continuing to be the primary use. The MDP also states that uses that support the industrial function of the area and cater to the day-to-day needs of area businesses and their employees may be supported, but discourages stand alone office uses. The proposed I-C district is consistent with those policies and development proposals on this site will take those policies into consideration.

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TRANSPORTATION NETWORKS

A Traffic Impact Assessment was submitted and reviewed for this site. The Transportation Impact Assessment recommended improvements to the transportation network as follows:

- Re-construction and re-opening of the pedestrian stairs to Glenmore Trail SE – There is an existing staircase connecting this site to the existing pedestrian overpass, directly adjacent to eastbound Glenmore Trail SE. The staircase is currently in poor condition and closed to the public. Re-construction and opening of the staircase, at the expense of the applicant, will allow for pedestrian connectivity from the site to Macleod Trail SE.

The site is within the Chinook Station Transit Oriented Development area and has a frequent transit route (Route 10, 15 minute frequency AM Peak) and transit stop directly in front of the site on Fairmount Drive SE. To achieve a Transit Oriented Development, improvements are required to the pedestrian realm along Fairmount Drive, including sidewalk upgrades and boulevard improvements. The transit stop must be considered in the building design, to provide safe and direct pedestrian connections to the transit stop and to incorporate waiting amenities into the building design, such as a café, or canopy/awning where transit patrons can wait comfortably.

A regional pedestrian connection from Fairmount Drive to Macleod Trail SE could also be provided through this site by registering a public access agreement on the title to allow the public to use the pedestrian stairs to access Macleod Trail SE.

UTILITIES & SERVICING

Water, storm and sanitary sewer mains are available to service the subject site, and servicing arrangements shall be to the satisfaction of the Manager of Development Engineering.

ENVIRONMENTAL ISSUES

Environmental Site Assessment reports were submitted and reviewed for the subject site. The developer is responsible for ensuring that the development conforms to any reviewed and accepted remedial action plan/risk management plans.

ENVIRONMENTAL SUSTAINABILITY

None.

GROWTH MANAGEMENT

None.

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PUBLIC ENGAGEMENT

Community Association Comments

The Fairview Community Association was circulated this application and did not submit any concerns.

Citizen Comments

One letter of support was received from an adjacent property owner.

Public Meetings

No public meetings were required nor held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

As the owner of the lands, HPWC 7005 Fairmount Drive Limited Partnership is seeking to re-designate the use of a 3.1 ha (7.6 acres) parcel of land ("The Parcel") located at 6909 & 7005 Fairmount Drive SE, Calgary in the Fairview Industrial Area. The Parcel will be rezoned from Industrial General (I-G) to Industrial Commercial (I-C).

The proposed development builds upon the existing commercial and industrial character of the area and elevates the urban design of the surrounding neighbourhood. The development is strategically located as the transition area between Chinook's Major Activity Centre to the north and the more typical light industrial and office users to the south and east. The project's emphasis on office and warehouse users in a modern business park supports the creation of new jobs and aligns with the objectives of the adjacent Chinook Area Plan.

The land use application proposes to re-designate The Parcel to Industrial Commercial (I-C) District to accommodate two standalone office buildings; the balance of the site will feature an industrial component that will include warehouse with sales and display areas of limited size generally associated with some types of industrial uses, already allowable components under Land Use Bylaw 1P2007. In addition to this general bylaw provision, the proposed I-C district will permit a small coffee shop to serve the employees in the business park.