

Applicant's Submission



4415 1st Street SE LAND USE REDESIGNATION
APPLICANTS SUBMISSION
Project 218 - 125
April 8, 2019

PARTNERS

VAIDILA BANELIS | ARCHITECT

AAA, AIBC, SAA, OAA, MRAIC,

LEED® AP

STEPHEN BUGBEE | ARCHITECT

AAA, AIBC, SAA, MAA, NSAA, MRAIC,

CAA, AIA (IA)

JAMES D BROWN | ARCHITECT

AAA, AIBC, MRAIC

R. SEAN CRAWFORD | LICENSED

INTERIOR DESIGNER, AAA, IDC,

IDA, NCIDQ

JEAN GUY BELIVEAU

BILL MITCHELL

PRINCIPALS

MARTIN VEENHOVEN | ARCHITECT

AAA, AIBC, MRAIC, AIA (WA)

a. Application Summary

- i. This application proposes the Land Use Redesignation from an existing Industrial General (IG) District to an Industrial – Commercial (I-C) District designation.
- ii. Location
The site is located in the Manchester Industrial area in southeast Calgary. The municipal address is 4415 1st Street SE.
- iii. Purpose and Intent
The purpose and intent for this Redesignation is to enable future commercial industrial development on-site (Industrial – Commercial (I-C)) while also retaining an industrially based land use district designation that is compatible with the surrounding industrial area comprised primarily of I-G District designated sites. The proposed land use will provide greater flexibility of uses, thereby encouraging occupancy of the existing building.

b. Site Context

- i. Surrounding Land Use and Development
The .4141 ha (4141 sqm) site is located in the inner-city Southeast Calgary Manchester Industrial area. The surrounding land uses are predominately designated with Industrial – General (I-G) designations. The property is located between the LRT/CPR lines to the west and 1st Street SE to the east. It is situated within a strip of office, retail and industrial uses that stretch from 50th Avenue SE to the south to 42nd Avenue SE to the north.

The site is fully developed with an existing industrial retail/warehouse with a variety of tenants. The sites to the north contain Annex Ale Project, Boyd Auto body & Glass and Best Buy Auto Finance. The sites to the south include Tunedub Inc, Windshield Surgeons Auto Glass, Mars Blinds & Shutters, CR Technique, Chinook Auto Upholstery, Hydra Landscaping, Freeze Maxwell Roofing, and Checkered Flag Auto Sales. The buildings directly across 1st Street SE from the site house a number of industrial uses, including Flesher Marble and Granite, 1st Place Auto, Old Trout Puppet Workshop Society, Lucky Granite Ltd, Alberta Chrome and Grinding, and Adanac Granite Inc.

The current site development includes an existing single storey retail/warehouse space. The remainder of the site includes surface parking stalls along 1st Street SE, and a loading area in the rear along the LRT/CPR lines and landscaping along the 1st Street property perimeter. The subject site is currently accessed via two driveways; off 1st Street SE.

- ii. Policy
 1. Policies
The following policies apply to the site. (MDP to Local Area Policy, Guidelines)
 - Municipal Development Plan
 - Calgary Transportation Plan (January 2012)

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2. Impacts

- The proposed land use district is compatible with adjacent land use districts and developments as it allows for a mix of small scale commercial uses that complement the light industrial uses in the area. This mix of uses and varying intensities helps maintain the industrial character and function of the area while providing a wider variety of uses. It also allows for greater flexibility of use and potential revitalization of the site.
- There is no Community Association in this area.

lii Topography

The site is fully developed and relatively flat.

iv. Federal / Provincial Requirements

There are no applicable Federal or Provincial Legislation requirements or issues related to the development.

c. Proposed Land Use District

i Land Use

This land use application proposes the Redesignation of the subject site from its existing I-G District to an Industrial – Commercial (I-C) District designation. The purpose is to enable future industrial commercial development on-site while also retaining an industrially based land use district designation that will help consolidate the surrounding industrial area comprised primarily by I-G District designated sites with a few Industrial – Commercial (I-C) District sites. This will be supporting the City's desire to reinforce the health of its existing industrial areas. The I-C District will allow for a range of industrial uses as well as more commercially oriented retail and service oriented uses as well as office space which may have greater ability to achieve MDP intensity targets. The proposed I-C District allows for light industrial uses that are unlimited in size and small-scale commercial uses that are intended to be compatible with and complement the light industrial uses and areas.

ii Density

Existing building area = 1709 m²

Total Site Area = 4141 m²

Floor area ratio (FAR) = .413 which is below the Bylaw maximum of 1.0

iii Traffic

The site is well situated with good vehicular access to major transportation routes and is only 180m north on 1st Street SE to 42 Avenue SE which is the major street connection in the area providing access to two of the major north-south arterial routes in south Calgary - Macleod Trail and Blackfoot Trail. There is also good access to the south to Glenmore Trail which provides additional access to Deerfoot Trail and the Trans Canada Highway.

Despite having no sidewalks on 1st Street SE between 42nd and 50th Avenues which limits pedestrian circulation, the site is only a 6 min walk (450m) from Macleod Trail via 42nd Ave and the 39th Ave LRT station. It is also only a 2min walk to the south from a #30 bus route stop. on 42nd avenue. The #30 bus goes to the 39th Ave LRT station. The bus stop on 42nd Avenue also connects to the #449 Bus route which connects to Eau Claire and the downtown In addition, the site is only a 2.5km drive from the Chinook Centre Mall or a 9 min

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LRT ride from the 39th Avenue LRT station. to the Chinook LRT Terminal and Bus Loop.

- iv Public Engagement
There is no Community Association in this area and therefore there was no public engagement.

- v Applicant's Submission

The applicant submission is to Re-designate the subject site from its existing Industrial General (IG) District to an Industrial – Commercial (I-C) District designation.

The existing 1710 m2 single storey building on site will remain with minimal changes and contains a number of industrial condominium units to meet current demand in the area. At present 854 m2 is occupied by Sherwin-Williams and the remaining 856 m2 is vacant. this application seeks land use redesignation in order to accommodate a greater variety of general industrial and commercial uses. The intent of this application is to make the site more compatible with the evolving character of the area and will still allowing light industrial uses. We believe that the proposed use will fit into the community context and is considered to be an appropriate use for its location and site. This is illustrated by its close proximity to uses that contain similar industrial development to the proposed industrial condominium uses and works well in the community and is considered to be an appropriate use for its location.

The site complies with the following goals of the I-C district:

- It is located within a predominantly industrial area.
- It is only 180m from a major street, (42nd Avenue SE). We believe additional traffic impacts will be limited, especially given the adjacency to public transit which connect to two adjacent LRT stations and Deerfoot Trail and Blackfoot Trail major transit routes.
- The intended uses will be Permitted or Discretionary use, allowed under the I-C guidelines.

d. Conclusion

We believe the proposed re-designation from existing Industrial General (IG) to Industrial – Commercial (I-C) District designation meets all the City policy and bylaw requirements. Protecting the central industrial areas from the disruptive pressures of incompatible land use conversion where industrial areas are economically healthy and important components of the regional economy. It further reinforces some of the recommendations outlined in the City's Central Industrial Area Review Study (2013) for retaining the health of the City's Industrial areas as they face transformation and development.

The increased development density in the area will in addition:

- Promote using serviced land efficiently to help create a more compact urban form
- Help revitalize the existing industrial area and commercial corridor
- Act as a catalyst for private investment and development
- Encourage a mix of uses in the area to generate additional transit use throughout the day