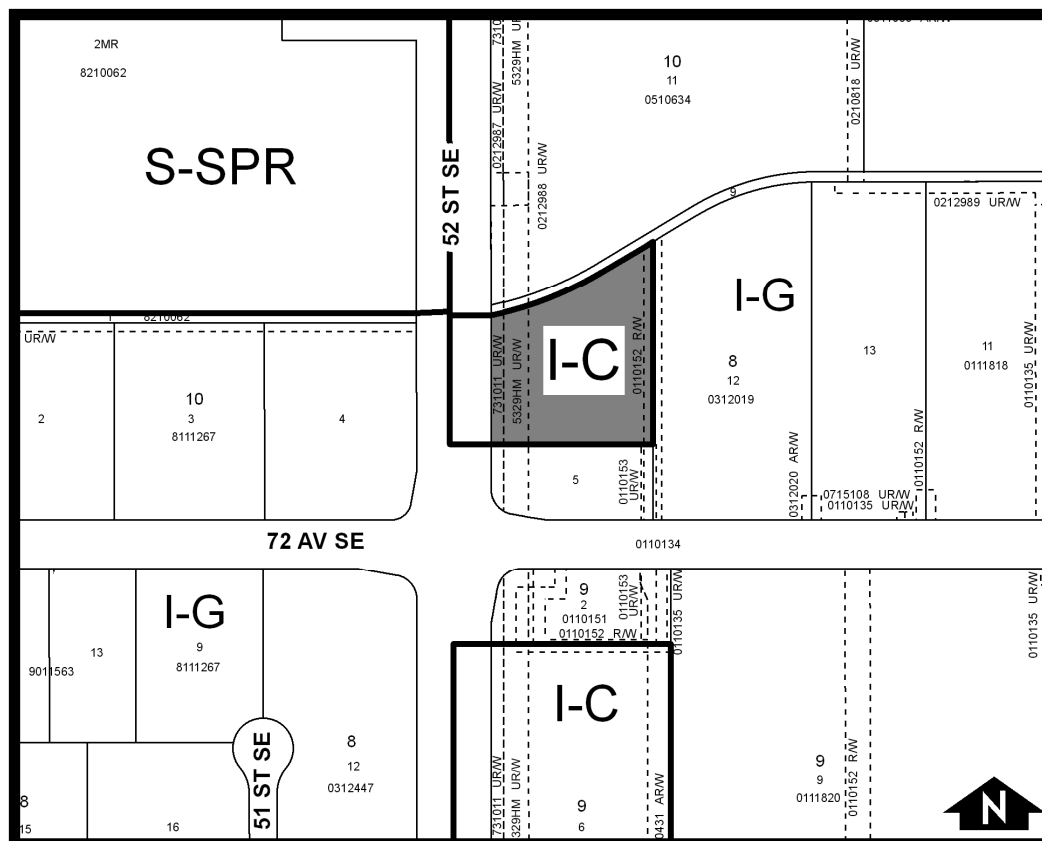


GREAT PLAINS
(Ward 9 - Councillor Carra)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ADOPT** the proposed redesignation of 0.97 hectares \pm (2.39 acres \pm) located at 5330 – 72 Avenue SE (Plan 0110151, Block 8, Lot 4) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: J. Gondek

Carried: 5 – 1

Opposed: R. Wright

Reasons for Opposition from Mr. Wright:

- The I-C District allows for 24 new permitted uses that are commercially oriented (ie: financial institutions, medical, offices, retail and consumer, vehicles). This conflicts with the intent of the ASP and its objectives as an industrially focused area. This continued infiltration of commercial activities weakens the industrial focus.

PROPOSAL:

To redesignate 0.97 ha \pm (2.39 ac \pm) located at 5330 – 72 Avenue SE (Plan 0110151, Block 8, Lot 4) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

(Map 26SE)

APPLICANT:

Brown & Associates Planning Group

OWNER:

Tull Properties Ltd

CURRENT DEVELOPMENT: Two 2 storey multi-bay buildings, motor vehicle parking area

ADJACENT DEVELOPMENT:

NORTH: Multi-bay warehouse (I-G)

SOUTH: 72 Avenue SE, fast food restaurant (I-G)

EAST: 2 storey multi-bay warehouse, including office & manufacturing (I-G)

WEST: 52 Street SE, Calgary Soccer Centre (S-SPR) and multi-bay warehouse (I-G)

SUMMARY OF CIRCULATION REFEREES

**ENVIRONMENTAL
MANAGEMENT**

Not applicable

**COMMUNITY
ASSOCIATION**

There is no community association for the community of Great Plains

PLANNING EVALUATION

Introduction

This land use application proposes to redesignate an approximately one hectare large parcel of land from an Industrial – General (I-G) District to an Industrial Commercial (I-C) District to allow for additional commercially oriented uses.

Sales and display areas of limited size generally associated with some types of industrial uses are already allowable components under Land Use Bylaw 1P2007. In addition to this general bylaw provision, the proposed I-C district will allow for limited in size standalone retail uses and a number of other service based uses such as medical clinics.

Although appropriate intensities of non-permitted uses listed in the proposed district will be determined at the development permit stage, the proposed district is appropriate on this parcel as the I-C district:

- retains a range of industrial oriented activities such as, fabricating and manufacturing;
- allows for additional support commercial uses;
- will be located on the periphery of a larger I-G precinct and adjacent to a major thoroughfare; and
- is in keeping with applicable municipal policies..

Site Context

The subject site is located at the northeast corner of the intersection of 52 Street SE and 72 Avenue SE, east of the Calgary Soccer Centre. The site has been recently developed and is fully built out, with two multi-bay buildings, including an industrial and support commercial uses.

The surrounding area is developed primarily with a mix of industrial uses, such as warehousing, distribution and storage centers, as well as manufacturing business. Several commercially oriented multi-bay warehouse stores with offices also exist in the area. Additional commercial uses, such as food establishments, are adjacent to the aforementioned intersection and further to the north of the site.

From a land use designation perspective, the subject site is located within a larger I-G precinct. A limited number of parcels with land use designations that allow for commercial opportunities exist in the area, but appear to be limited in location to the 52 Street SE corridor.

Site Characteristics

The generally flat parcel is encumbered along the parcel's western edge by an easement required to accommodate an existing gas line. As such, the existing development on the site is appropriately setback from 52 Street SE.

Proposed Land Use District

The proposed Industrial Commercial (I-C) District is intended to accommodate light industrial and a wider range of limited in size commercial uses that are compatible with and complimentary to other light industrial uses. The proposed I-C district is appropriate in this location, as it is intended to be located on the perimeter of industrial areas and along major streets and expressways. 52 Street SE is identified as Industrial Arterial.

Legislation & Policy

Municipal Development Plan (MDP) statutory 2009

The subject property is identified on the Urban Structure Map of the MDP (Map 1) as Industrial – Employee Intensive Area, which is intended to allow for predominately industrial uses. Other uses that support the industrial function of the area may be also allowed. Specific uses for the amount of support uses should be determined as part of the policy planning (local area plans) and land use redesignation processes.

In addition, all area redevelopment and structure plans in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction relative to the local context.

Southeast Industrial Area Structure Plan (ASP) statutory 1996

The subject property also falls under the Southeast Industrial ASP. The subject site is located in an area identified as the *Proposed I-2 General Light Industrial District*. The general purpose of this area is to provide a range of light industrial and associated uses that are compatible with each other. As such, all light industrial uses should be consistent with those allowed in the former I-2 General Light Industrial District in Calgary Land Use Bylaw 2P80. The plan also recognizes the need for commercial development in the *Southeast Industrial* area, particularly to support the needs of employees.

Although it is challenging to determine whether future I-C uses on this site will exclusively serve and support the needs of employees from within the surrounding generally industrial area, the proposed I-C district is still in keeping with the ASP as uses listed in the I-C district are practically identical to the uses allowable under the former I-2 district.

Site Layout & Building Design

This application is not tied to plans.

Site Access & Traffic

Although 52 Street SE is part of the Primary Transit Network, only Base Transit Service is available in this area at this time. Two bus stops are located less than 100 metres from the subject site. Pedestrian connections (sidewalks) from the subject site to the bus stops are available.

Motor vehicle access is available from 72 Avenue SE via existing mutual access easement registered against the land title of the subject parcel.

A Transportation Impact Assessment (TIA) was received and reviewed in conjunction with this application. No off-site improvements are required to support the proposed land use district at this time.

Parking

Currently there are 83 on-site motor vehicle parking stalls available to service the subject site. All aspects associated with minimum amounts of on-site bicycle, motor vehicle parking and loading stalls will be determined at the development permit stage (change of use applications).

Site Servicing for Utilities

All required services are available for the proposed land use. The existing servicing can accommodate the existing development, including the allowable uses in the proposed I-C district, without the need for upgrades or adjustments to the existing infrastructure at this time.

Environmental Site Assessment

An Environmental Site Assessment was not required.

Community Association Comments

There is no community association for the community of Great Plains.

Adjacent Neighbour Comments

No comments received.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposal conforms to the policies of the Municipal Development Plan as the I-C district allows for a broad range of industrial uses and uses that support the industrial function of the industrial area.
2. The proposal conforms to the applicable policies of the Southeast Industrial Area Structure Plan.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.97 hectares \pm (2.39 acres \pm) located at 5330 – 72 Avenue SE (Plan 0110151, Block 8, Lot 4) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Martin Beck
2013/October

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APPLICANT'S SUBMISSION

The growth of the City in general and the growth of the south east industrial area has provided a great deal more customer demand for selected non-industrial and commercial uses to serve the day-to-day needs of local employees.

The highest and best land development opportunities cannot be realized with the current I-G industrial general land use district. That is the impetus for this proposed reclassification to I-C Industrial Commercial.

The site is fully developed with large floor plate buildings that can be partitioned into many smaller leasable units. There are 80 parking stalls provided on site.

In fact, land use bylaw 1P2007 is keen to recognize the "modernization" of city industrial areas by creating new standard land use districts ranging from industrial/redevelopment to industrial/business to industrial/commercial to respond to the demands of the growing City. The transitioning of older industrial areas to more modern commercial service businesses effectively reduces the need to travel, placing a greater range of goods and services within convenient reach of industrial employees to service day-to-day needs.

The subject site fronts onto 52 Street SE, a major component of the skeletal road system, consequently the land values and opportunities are multiplied in response to traffic volumes. The owner has realized that drive-by traffic creates inefficiencies as well as opportunities not available in the current I-G District. Lands located farther away and not fronting onto 52 Street and 72 Avenue do not share the same opportunities for commercial businesses. Lands only a few blocks east of the subject site are currently in the subdivision development stage for new industrial general business development. Commercial development is not appropriate in locations removed from 52 Street.

The new I-C Industrial Commercial district was devised by the experts in the Planning Department to respond to opportunities created by large volumes of traffic on major standard roadways and the need to reduce travel time to obtain commercial services. In addition, on the practical level, the I-C district would allow for example light industrial (not medium or heavy industrial), small scale retail, restaurants, home renovations goods retail sales and manufacturing, private club, liquor store, medical clinics, health services, RV sales (not service), indoor recreation, personal service businesses, to name a few. Site design requirements in the I-C district include a higher degree of landscaping, screening and building design aesthetics appropriate to busy roadways.

Aerial Photo: Site Location