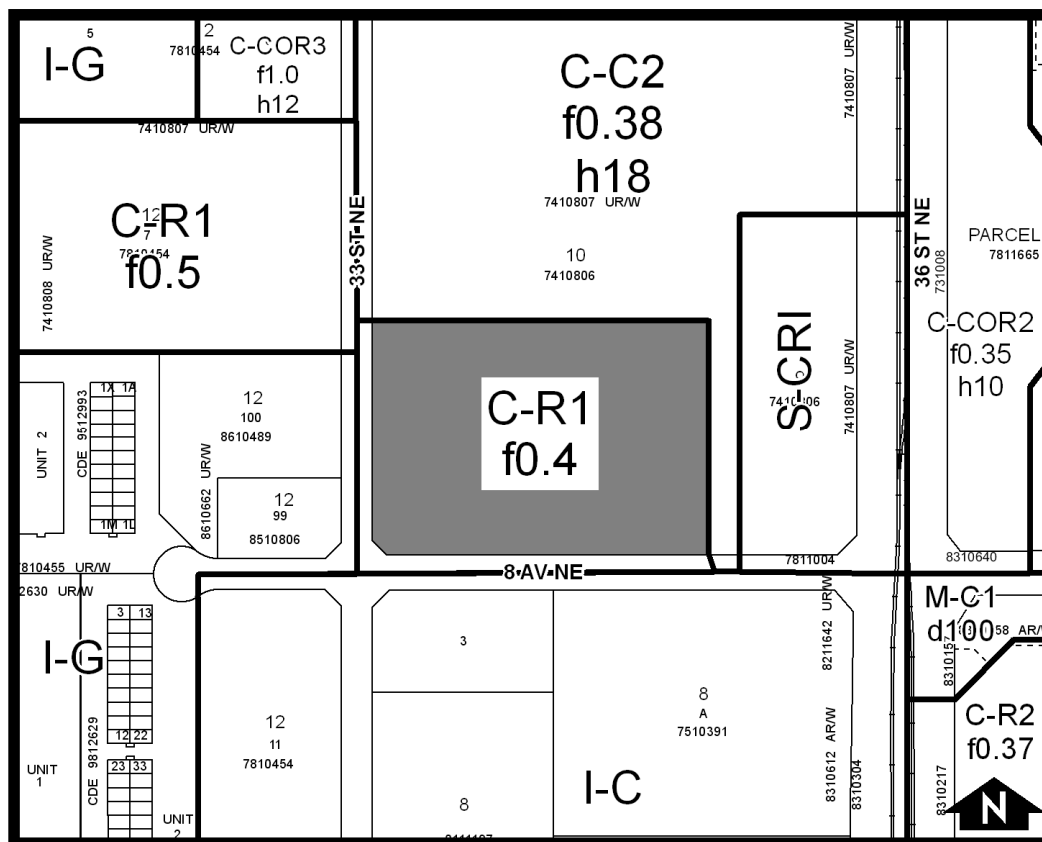


LAND USE AMENDMENT	ITEM NO: 07	
	FILE NO:	LOC2013-0078
	CPC DATE:	2013 October 24
	COUNCIL DATE:	2014 January 13
	BYLAW NO:	4D2014

FRANKLIN
(Ward 10 - Councillor Chabot)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ADOPT** the proposed redesignation of 2.47 hectares \pm (6.12 acres \pm) located at 3516 – 8 Avenue NE (Plan 7410806, Block 10) from Industrial – General (I-G) District **to** Commercial – Regional 1 f0.4 (C-R1 f0.4) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: P. Battistella

Carried: 6 – 0

PROPOSAL: To redesignate 2.47 ha \pm (6.12 ac \pm) located at 3516 – 8 Avenue NE (Plan 7410806, Block 10) from Industrial – General (I-G) District to Commercial – Regional 1 f0.4 (C-R1 f0.4) District. <div style="text-align: right;">(Map 21E)</div>	
APPLICANT: Canadian Tire Real Estate Limited	OWNER: Canadian Tire Corporation, Limited
CURRENT DEVELOPMENT: Retail store, garden centre, surface parking lot, gas bar	
ADJACENT DEVELOPMENT: NORTH: Franklin Mall (C-C2f0.38h18) SOUTH: 8 Avenue NE, Auto dealership (I-C) EAST: Calgary Transit park and ride facility (S-CRI), 36 Street NE WEST: Surface parking lot, one storey office/warehouse development (I-G)	
SUMMARY OF CIRCULATION REFEREES	
Corporate Planning Applications Group - No objection	
Circulation to all other circulation referees (internal & external) was not required as determined by Administration	
PLANNING EVALUATION	
<p>The intent of this application is to rectify a land use designation oversight, which occurred during transition from Land Use Bylaw (LUB) 2P80 to 1P2007, by putting in place an appropriate district (C-R1 f0.4) that will legally recognize and allow for existing uses and development on the subject site.</p> <ul style="list-style-type: none"> • The subject site was formerly designated I-2 (under LUB 2P80). The I-2 district allowed for a wide range of commercial and industrial uses, including large scale retail stores; • Although the subject parcel was scheduled to transition appropriately to a C-R1 f0.4 district, an incorrect I-G district was applied to the site due to a mapping error; • The error was not discovered by Administration or the land owner during final review of new city wide 1P2007 LUB maps that were subsequently presented to and approved by Council; • The I-G district does not allow for standalone retail stores and as such, the existing retail store use is currently considered legally non-conforming. As per the Alberta Municipal Government Act no structural changes, additions or expansions are allowed; 	

- Following the transition to I-G, the land owner was given an opportunity to assess the new designation and request the City to assign a better suited land use district if necessary, while Administration prepared a package of land use corrections for multiple sites throughout the city. The land owner did not take the opportunity to do so;
- Administration has offered to rectify this issue via a city initiated land use redesignation; however, the suggested timing did not meet the land owner's needs;
- As a result a land owner initiated redesignation application was submitted;

The proposed C-R1 district is appropriate, and in keeping with Administration's original land use transition maps.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.47 hectares \pm (6.12 acres \pm) located at 3516 – 8 Avenue NE (Plan 7410806, Block 10) from Industrial – General (I-G) District **to** Commercial – Regional 1 f0.4 (C-R1 f0.4) District.

Martin Beck
October/2013

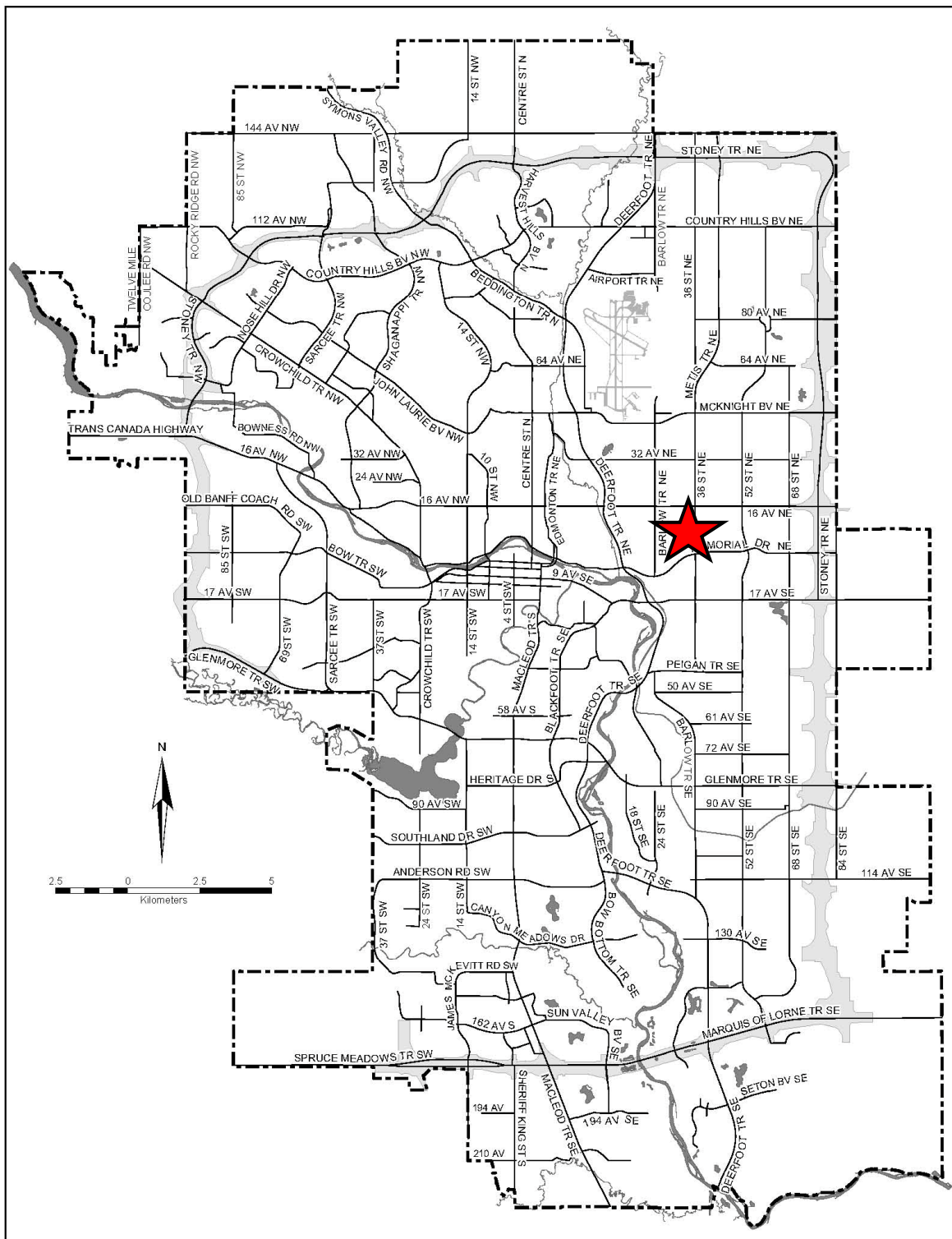
CPC 2013 October 24	LOC213-0078	APPENDIX I	Page 1
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Applicant's Submission

Currently, the Canadian Tire store located at 3516 – 8th Avenue N.E. Calgary, Alberta is zoned I-G (Industrial General) which allows for some commercial uses. Under current conditions, the store complies with the I-G land use zoning designation. However, it does not permit us to make seasonal additions, such as our outdoor garden centre, or other changes to the store.

We would like to have the ability to grow or make improvements to our store when we deem it necessary. This is why we wish to amend the zoning to facilitate and cater to our current and future operational needs.

City Wide Map: Site Location



Aerial Photo: Site Location

