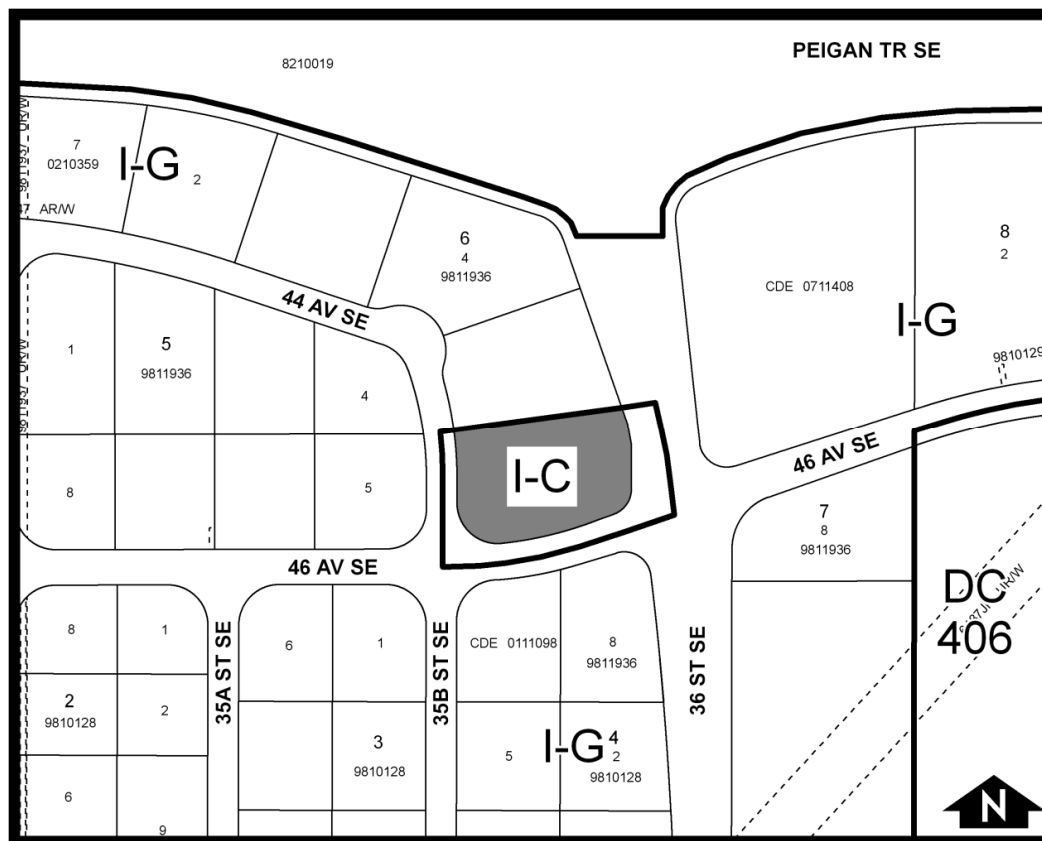


LAND USE AMENDMENT	ITEM NO: 03	
	FILE NO:	LOC2013-0011
	CPC DATE:	2013 November 21
	COUNCIL DATE:	2014 January 13
	BYLAW NO:	7D2014

EASTFIELD  
(Ward 10 - Councillor Chabot)



**RECOMMENDATION:**

**CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:**

That Council:

1. **ADOPT** the proposed redesignation of 0.63 hectares  $\pm$  (1.55 acres  $\pm$ ) located at 3698 – 44 Avenue SE (Plan 9811936, Block 6, Lot 6) 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: R. Honsberger**

**Carried: 4 – 1**

Opposed: R. Wright

Reasons for Opposition from Mr. Wright:

- The intent of introducing commercial activities into industrial areas, as outlined in the ASP, is to primarily cater to the needs of the “industrial area employees”. While the I-C district allows for a wide range of commercial uses (as compared to I-G), a number of those commercial uses would not be appropriate, and given we know the objective is to introduce a car sales (large) lot, it makes sense to stop the erosion of the industrial district with inappropriate commercial uses at the land use stage, rather than wait for a development permit application.

**PROPOSAL:**

To redesignate 0.63 ha  $\pm$  (1.55 ac  $\pm$ ) located at 3698 – 44 Avenue SE (Plan 9811936, Block 6, Lot 6) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

(Map 3E)

**APPLICANT:**

Roger White Architecture

**OWNER:**

Shehzad Butt

**CURRENT DEVELOPMENT:**

Vehicle Sales - Minor and Vehicle storage

**ADJACENT DEVELOPMENT:**

**NORTH:** 44 Avenue SE, Instructional Facility (I-G)

**SOUTH:** 46 Avenue SE, General Industrial Light (I-G)

**EAST:** 36 Street SE, Auto Service – Major (I-G)

**WEST:** 46 Avenue SE, Service shop/manufacturing (I-G)

**SUMMARY OF CIRCULATION REFEREES**

**ENVIRONMENTAL  
MANAGEMENT**

Not applicable.

**COMMUNITY  
ASSOCIATION**

No community association.

**PLANNING EVALUATION**

**Introduction**

This land use application proposes to redesignate the subject site from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District to allow for Vehicle Sales – Major and other complimentary uses.

**Site Context**

Located in the Eastfield Industrial Area in the city's southeast, the parcel is bounded by Peigan Trail SE to the north, 36 Street SE to the east and 46 Avenue SE to the south. Developed industrial lands exist to the south, east and west of the parcel. The residential community of Erin Woods exists to the north of the parcel across Peigan Trail SE. The parcel is accessed from 44 Avenue SE. Calgary Transit bus service exists along 36 Street SE with a southbound bus stop near the southwest intersection of 46 Avenue SE and 36 Street SE and a northbound bus stop located to the northwest of this intersection.

## **Proposed Land Use District**

The proposed site has an approved temporary development permit for Vehicle Sales - Minor and Vehicle Storage – Passenger (DP2012-5276) for 5 years with an expiry date of 2018 March 01. The development permit noted above could not be renewed. The applicant is aware and satisfied with that fact.

The existing Industrial General (I-G) District allows for Vehicle Sales - Minor and Vehicle Storage but does not allow for Vehicle Sales - Major. The owner intends to expand their business on site (currently Vehicle Sales – Minor) and provide additional space for complimentary automotive businesses. The proposed I-C District is the only industrial district that allows for Vehicle Sales – Major.

The Industrial Commercial (I-C) District is characterized by locations on the perimeter of industrial areas with light industrial uses that are unlimited in size on parcels located within 200 metres of a major street or expressway. The site is located on the edge of the Eastfield Industrial area, proposing Vehicle Sales – Major and is less than 200 metres from Peigan Trail SE.

The site would retain its Industrial status and would reflect the surrounding development context. It is for this reason and those noted above that this application is being recommended for approval.

## **Site Characteristics**

The site is relatively flat with an existing approved vehicle sales and storage use.

## **Legislation & Policy**

### Municipal Development Plan (MDP)

The site is shown on the Urban Structure Map of the MDP (Map 1) as Standard Industrial which contains a mix of existing industrial uses at varying intensities. The Standard Industrial Area provides primarily for industrial uses, but allows for uses that support the industrial function of the area and cater to the day to day needs of area businesses and employees.

### Southeast Industrial Area Structure Plan (ASP)

The site falls under the Southeast Industrial ASP and is designated as Proposed I-2 General Light Industrial District (Land Use Bylaw 2P80). The purpose of the general light industrial area was to provide for a range of light industrial and associated uses that are compatible with each other and do not adversely affect surrounding non-industrial uses. Land uses other than I-2 General Light Industrial that are consistent with the overall intent of the I-2 District would also be allowed in this area. Policy 4.1.2 a) states *That general light industrial development in the Southeast Industrial Area be in accordance with the I-2 General Light Industrial District rules included in the Calgary Land Use Bylaw 2P80.* The proposed use of Automotive Sales is in keeping with the industrial nature of the area and is listed in the I-2 General Light Industrial District in land Use Bylaw 2P80. The proposed Industrial Commercial (I-C) District in combination with the specific use of Vehicle Sales - Major does not conflict with the above policies and allows for the retention of an industrial district.

## **Site Layout & Building Design**

This application is not tied to plans.

## **Site Access & Traffic**

The parcel is accessed from 44 Avenue SE. A Transportation Impact Assessment (TIA) was reviewed and approved by Transportation Planning. The following requirements must be provided by the developer at their cost at a future development permit stage:

1. Relocation of site access along 44 Avenue SE to align centre line to centre line with the driveway across the street.
2. A sidewalk shall be provided along 44 Avenue SE adjacent to the site extending to the north property line of the site to the satisfaction of Transportation Planning.

## **Parking**

A parking analysis was not required; however, one may be required at a future development permit stage.

## **Site Servicing for Utilities**

Site services for utilities are in place to service existing on-site development. Any additional upgrades that may be required to service additional on-site development as a result of the increased density allowances associated with this proposed land use will be determined at a future development permit stage. Any additional upgrades would be at the developer's expense.

## **Environmental Site Assessment**

An environmental site assessment was not required.

## **Community Association Comments**

Not required as there is no Community Association in this area.

## **Adjacent Neighbour Comments**

Adjacent owner comments were mainly to do with concerns with the following:

- Maintenance of the site
- Available street parking in the area
- Condition of site (improperly fenced)

The applicant has indicated that parking is now addressed on site and the fence repairs have been carried out. Once a land use is approved for the site the intent by the applicant is to immediately submit a development permit to allow for Vehicle Sales - Major. This land use allows administration to apply the appropriate development standards associated with a permanent development.

## **CONCLUSION:**

The proposal is supported for the following reasons:

1. The proposed district is in conformance with and implements the policies of the Municipal Development Plan and the Southeast Industrial Area Structure Plan.
2. The proposed district is compatible with adjacent land use and development conditions.
3. Allows for the possibility of improving existing site conditions.

## **CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION:      APPROVAL**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.63 hectares  $\pm$  (1.55 acres  $\pm$ ) located at 3698 – 44 Avenue SE (Plan 9811936, Block 6, Lot 6) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Ivy Campbell  
2013/November

CPC 2013 November 21	LOC2013-0011	<b>APPENDIX I</b>	Page 1
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## APPLICANT'S SUBMISSION

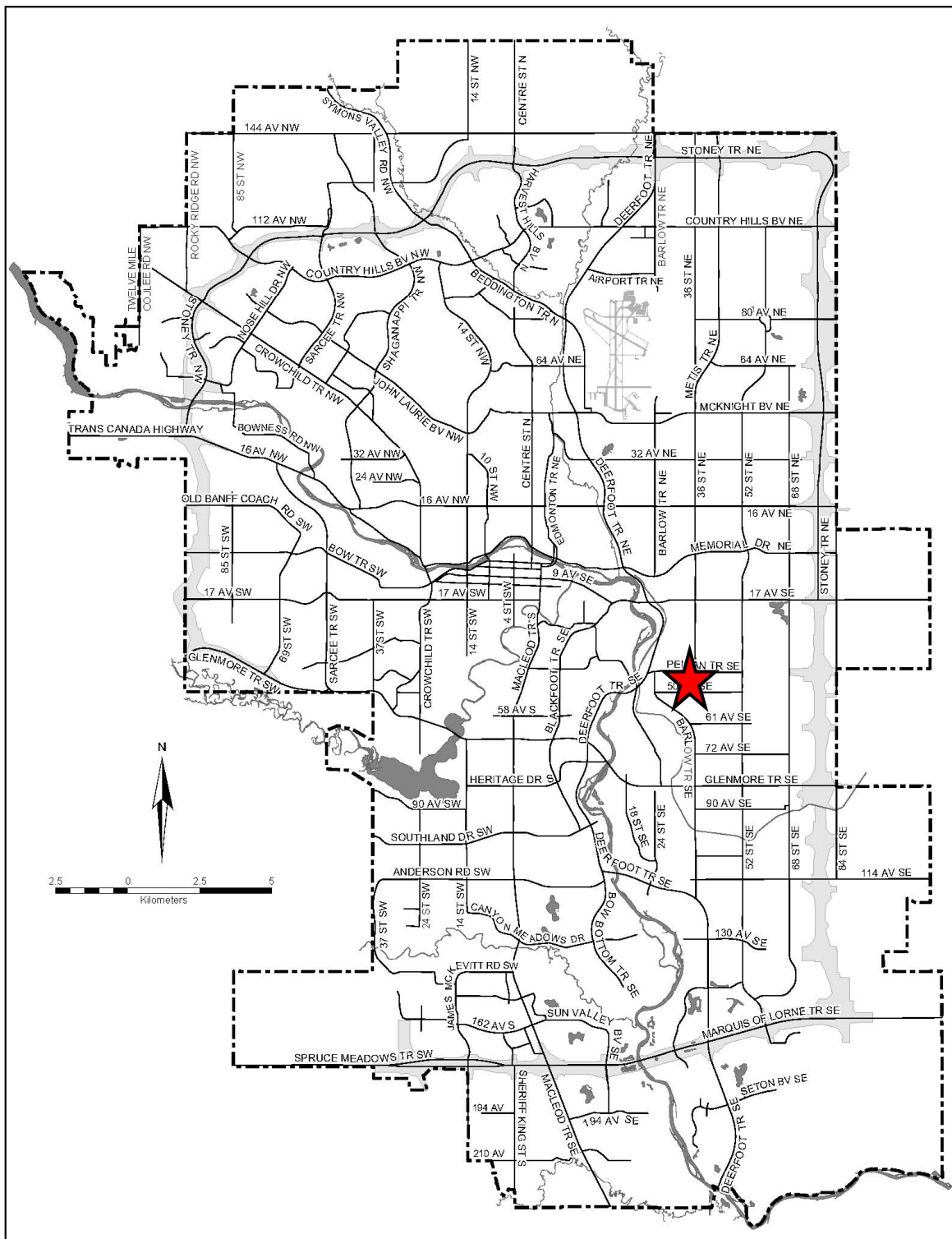
The attached application is for a proposed Land Use Redesignation for the property listed above. Currently the lot which is Northwest corner of 46 Avenue SE and 35 Street SE is designated I-G and is used as an auto storage lot. There is a Development Permit (DP2012-5276) for a Change of Use for Auto Storage and Auto Sales – Minor (Temporary).

The owner is intending to develop the site in order to attract other auto sales and service businesses to this location. The site is currently zoned I-G which would accommodate all the proposed operations except it restricts Auto Sales to Minor (5 vehicles), and we are seeking redesignation to I-C to allow for the inclusion of Auto Sales – Major.

We feel that the rezoning to I-C will retain the overall industrial nature of the site, preventing overall commercial development on the site, whilst at the same time giving the owner the opportunity to develop the property with a high quality mixed-use building, which will enhance the streetscape of 36 Street SE which is one of the main route into the industrial area. The redesignation of the lot on the edge of the industrial zoning we do not feel will create any fragmentation of the industrial zoning.

We trust that this application will meet with your approval, and that you will be in a position to recommend the proposal to CPC and City Council.

## CITYWIDE LOCATION MAP



O:\plan\dba\Misc\Newspaper\Newspaper Base Map.mxd



## AERIAL LOCATION MAP

