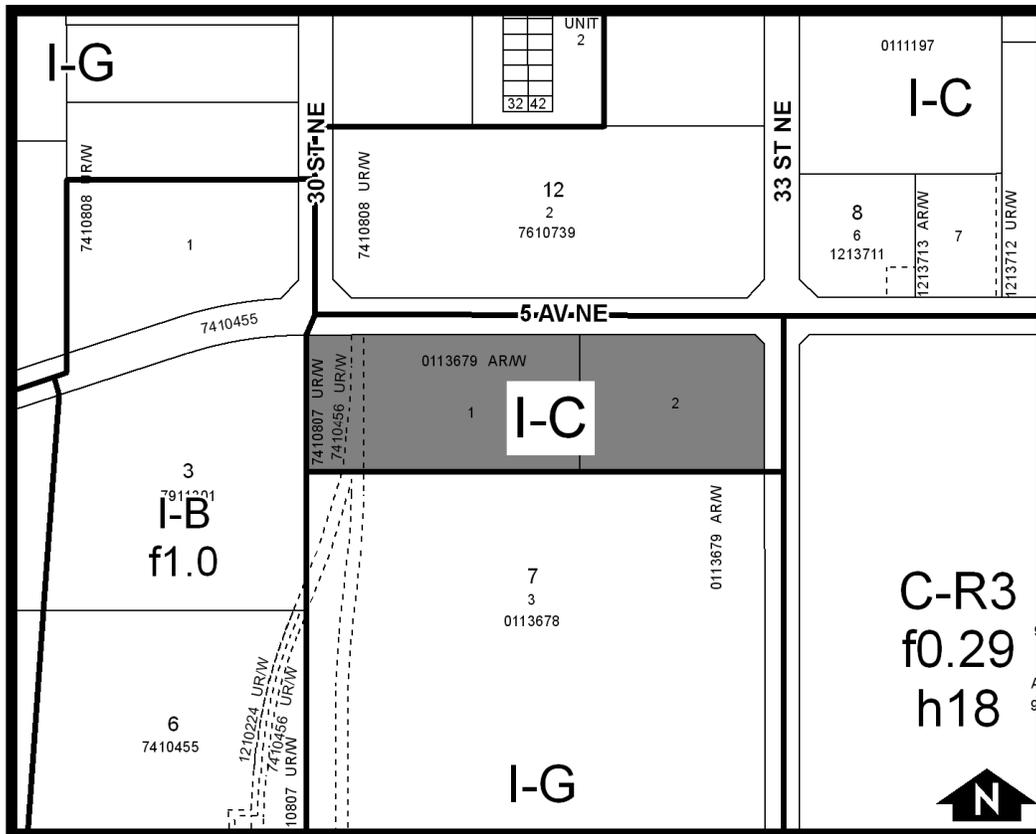


LAND USE AMENDMENT	ITEM NO: 04	
	FILE NO:	LOC2013-0054
	CPC DATE:	2013 November 21
	COUNCIL DATE:	2014 January 13
	BYLAW NO:	8D2014

FRANKLIN
(Ward 10 - Councillor Chabot)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ADOPT** the proposed redesignation of 1.53 hectares \pm (3.78 acres \pm) located at 3151 and 3261 – 5 Avenue NE (Plan 0113678, Block 7, Lots 1 and 2) 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: M. Wade

Carried: 4 - 1

Opposed: M. Logan

Reasons for Opposition from Mr. Logan:

- In order to support a change of use on an established I-G site, I would like to see a use that intensifies employment and encourages better use of the primary transit system nearby.

<p>PROPOSAL: To redesignate 1.53 ha ± (3.78 ac ±) located at 3151 and 3261 – 5 Avenue NE (Plan 0113678, Block 7, Lots 1 and 2) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.</p> <p style="text-align: right;">(Map 21E)</p>

<p>APPLICANT: Hungerford Properties</p>	<p>OWNER: 401 33RD Street GP Ltd</p>
<p>CURRENT DEVELOPMENT: Vacant, Surface Parking.</p>	

<p>ADJACENT DEVELOPMENT:</p> <p>NORTH: 5 Avenue NE, Small Bay Retail/Industrial (I-C)</p> <p>SOUTH: Instructional Facility (I-G)</p> <p>EAST: 33 Street NE, Fitness Centre (C-R3)</p> <p>WEST: Office (I-B)</p>
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SUMMARY OF CIRCULATION REFEREES	
<p>ENVIRONMENTAL MANAGEMENT</p>	<p>Not Applicable</p>

PLANNING EVALUATION

Introduction

This land use amendment seeks to redesignate an Industrial – General (I-G) parcel to Industrial – Commercial (I-C) to allow for the development of an office and warehouse development.

Site Context

The subject site is located in the northeast quadrant of the city, north of Memorial Drive and west of 36 Street NE. The site is located within the Franklin Industrial Employee Intensive area, as identified in the Municipal Development Plan and within 500 metres of the Marlborough LRT Station. The site is also situated in an area characterized by Industrial General, Industrial Business, Industrial Commercial and Commercial Regional land uses.

Proposed Land Use District

The proposed land use district is Industrial – Commercial (I-C) District. This designation would allow for the site to develop with a multitude of industrial and commercial based uses. The Industrial Commercial District would allow for Office use up to 100 percent of the gross floor area on the parcel as well as provide support uses to the industrial area.

Given that this site is within 500 metres of the Primary Transit Network and located within an employee intensive industrial area, the Industrial – Commercial (I-C) District is appropriate because it would allow for office and industrial uses as well as service uses for the other existing industrial uses in the area.

Site Characteristics

The site is flat with a parking lot developed on the east portion of the site.

Legislation & Policy

The subject site is located within the *Industrial – Employee Intensive* of the Municipal Development Plan (MDP). This typology identifies that the area should be predominantly industrial office developments with labour concentrations of at least 100 jobs per gross developable hectare.

Site Layout & Building Design

This application is not tied to plans. The applicant has indicated the intent to pursue a Development Permit for a warehouse and office development.

Site Access & Traffic

A Traffic Impact Assessment was not required, but may be at the Development Permit stage.

Parking

A Parking Study was not required, but may be at the Development Permit stage.

Site Servicing for Utilities

Services are available to support the proposed land use designation.

Environmental Site Assessment

An Environmental Site Assessment was not required for this application.

Community Association Comments

There is no Community Association for this area.

Adjacent Neighbour Comments

No letters were submitted with comment on this application at the time of writing this report.

CONCLUSION:

The proposal is supported for the following reasons:

1. It is compatible with adjacent land uses
2. It is in conformance with the policies of the Municipal Development Plan.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.53 hectares ± (3.78 acres ±) located at 3151 and 3261 – 5 Avenue NE (Plan 0113678, Block 7, Lots 1 and 2) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Brad Bevill
2013/Nov

APPLICANT'S SUBMISSION

As the owner of the lands, HPWC 401 -33rd Street NE Limited Partnership is seeking to re-designate the use of a 0.905 ha (2.24 Acres) and a 0.631 ha (1.56 Acres) located at 3151 – 5 Ave NE & 3261 5th Ave NE from the current zoning “Industrial General” (I-G) to “Industrial – Commercial” (I-C) based on the City of Calgary Land Use Bylaw 1P2007.

The proposed land use amendment is intended to continue to allow for general light industrial uses with sales and display areas of limited size and to introduce standalone retail uses. Due to its proximity to the existing 36 Street NE urban corridor and Marlborough LRT Station, the proposed land use amendment seeks to support the objectives of the “urban corridor” and “community activity centre” (CACs) as defined in by the Municipal Development Plan and Transit Oriented Development Policy by allowing for a range of transitional commercial and employment oriented uses while maintaining the essence of industrial areas.

Aerial Overview

