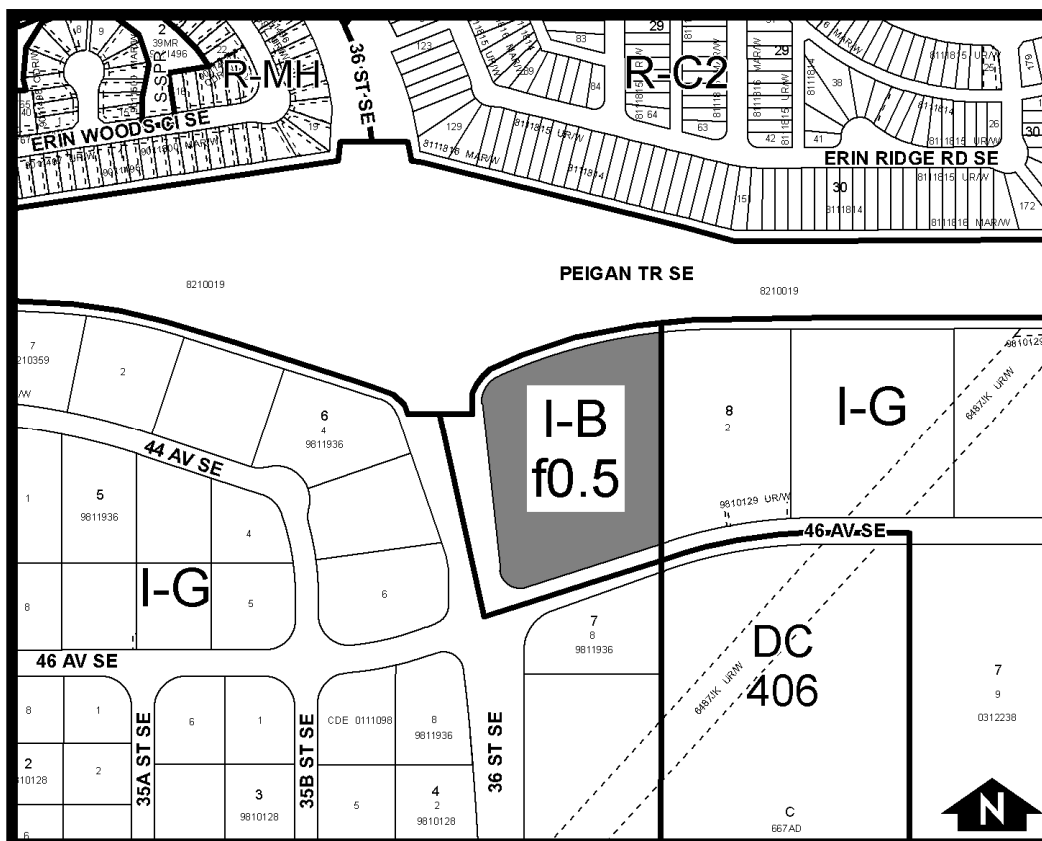


LAND USE AMENDMENT	ITEM NO: 05	
	FILE NO:	LOC2011-0035
	CPC DATE:	2013 September 26
	COUNCIL DATE:	2013 November 18
	BYLAW NO:	96D2013

EASTFIELD
(Ward 10 – Councillor Chabot)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ADOPT** the proposed redesignation of 2.02 hectares \pm (5.00 acres \pm) located at 3750 – 46 Avenue SE (Condominium Plan 0711408, Units 1 to 21) from Industrial – General (I-G) District **to** Industrial – Business f0.5 (I-B f0.5) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: P. Battistella

Carried: 7 – 0

Comments from Ms. Wade:

- Suggest we understand the impact of intensification of use on the existing infrastructure capacity; this would identify any possible short falls and identify the need to upgrade the system at time of land use. The upgrades can be done at DSSP.

PROPOSAL:

To redesignate 2.02 ha \pm (5.00 ac \pm) located at 3750 – 46 Avenue SE (Condominium Plan 0711408, Units 1 to 21) from Industrial – General (I-G) District to Industrial – Business f0.5 (I-B f0.5) District.

(Map 3E)

APPLICANT:

Collins Development Consultants Ltd

OWNER:

Multiple owners - Condominium Corporation 0711408 – (See APPENDIX IV for owner information)

CURRENT DEVELOPMENT:

Three industrial buildings (one storey with mezzanines) with associated surface parking and loading area (I-G)

ADJACENT DEVELOPMENT:

NORTH: Peigan Trail SE, single detached dwellings (R-C2)

SOUTH: 46 Avenue SE, one storey self-storage facility (I-G)

EAST: One storey industrial building (I-G)

WEST: 36 Street SE, outdoor storage yard (I-G)

SUMMARY OF CIRCULATION REFEREES

**COMMUNITY
ASSOCIATION**

Erin Woods

No response received.

PLANNING EVALUATION

Introduction

This land use application seeks the redesignation of a \pm 2.01 hectare parcel from an Industrial - General (I-G) District to an Industrial – Business (I-B f0.5) District to allow for a range of industrially oriented business uses.

Site Context

Located in the Eastfield Industrial Area in the city's southeast, the parcel is bound by Peigan Trail SE to the north, 36 Street SE to the west 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 46 Avenue SE. Calgary Transit bus service exists along 36 Street SE with a northbound bus stop adjacent to the parcel near the intersection of 46 Avenue SE and 36 Street SE and a southbound bus stop located to the southwest of this intersection.

The parcel was developed in 2006 with (3) three one storey buildings with a gross floor area of approximately ±8000 square metres (±86,000 square feet) and associated surface parking and loading areas.

Proposed Land Use District

The Industrial – Business (I-B) District is intended to be characterized by prestige, high quality manufacturing, research and office developments on parcels in desirable locations that contribute to employment centres or at locations that are visible from expressways and major streets.

The existing Industrial – General (I-G) District allows a maximum floor area ratio of 1.0 and a maximum building height of 16.0 metres. The proposed I-B district has a maximum floor area ratio modifier of 0.5 and a maximum building height of 12.0 metres as the site is significantly developed already. The maximum floor area modifier of 0.5 reflects the gross floor area of the (3) three existing buildings and includes approximately ±2050 square metres (±22,000 square feet) of additional freeboard floor area. The maximum building height of 12.0 metres is approximately 3.0 metres greater in height than the existing buildings.

The application submission materials included a detailed building design analysis and existing and future use evaluation. This analysis identified that the existing buildings which were developed in 2005-6 under the provisions of Land Use Bylaw 2P80's I-2 General Light Industrial District (which allowed for a wide range of industrial, commercial, office and institutional uses) to be better suited from a design and use perspective to the I-B's suite of industrially oriented business and commercial uses than the existing I-G district's general light and medium industrial oriented uses.

Legislation & Policy

Municipal Development Plan (MDP) (Approved by Council 2009)

The parcel is located in a Standard Industrial Area (MDP Map 1: Urban Structure). Standard Industrial areas consist of existing planned industrial areas that contain a mix of industrial uses at varying intensities and parcel sizes (MDP Section 3.7.1). Land use policies encourage that the industrial purpose and character of these areas be maintained to allow for a broad range of industrial uses. Large scale regional retail and stand alone office developments in these areas are discouraged, however, uses that support the industrial function of the area and cater to the day-to-day needs of area business and their employees may be supported.

Southeast Industrial Area Structure Plan (ASP) (Approved by Council 1997)

The ASP identifies the parcel within an existing I-2 General Light Industrial Area (Map 2: Land Use and Transportation). The purpose of this area is to allow for a range of light industrial and associated uses that are compatible with each other and that do not adversely affect surrounding non-industrial uses. High quality light industrial uses are encouraged within the plan area, particularly along boundary roadways that separate the area from the adjacent residential communities in order to enhance to the overall character of the area. Some non-industrial uses may also be allowed in the area provided they are consistent with the overall intent of the area. Specific ASP policy identifies that development along the south side of Peigan Trail SE, east of 24 Street SE adjacent to the residential community of Erin Woods to the north be visually attractive and compatible.

The proposed I-B f0.5 land use district is in keeping with both municipal and local area policies and allows for the retention of an industrially oriented district where high quality manufacturing, research and office developments are encouraged in an appropriate location.

Site Layout & Building Design

This application is not tied-to-plans.

Site Access & Traffic

The parcel is accessed from 46 Avenue SE. A Transportation Impact Assessment (TIA) was not required for this application; however, one may be required at a future development permit stage.

Parking

A parking study 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

There is no area Community Association for the subject site. The proposal was circulated to the Erin Woods Community Association to the north of Peigan Trail SE. No response was received.

Adjacent Neighbour Comments

There were no adjacent neighbour comments received.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposal conforms to applicable municipal policies including the MDP and the Southeast Industrial ASP.
2. The proposal is compatible with adjacent land uses and developments and is appropriate for a highly visible location.
3. The proposed I-B f0.5 District allows for a range of uses that are compatible with existing on-site development.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: **APPROVAL**

Recommend that Council **ADOPT**, by bylaw, the redesignation of 2.02 hectares \pm (5.00 acres \pm) located at 3750 – 46 Avenue SE (Condominium Plan 0711408, Units 1 to 21) from Industrial – General (I-G) District **to** Industrial – Business f0.5 (I-B f0.5) District.

Stuart Gripton
2013 September 26

APPLICANT'S SUBMISSION

Condominium Corporation 0711408 ("Peigan Crossing") is located in the southeast quadrant of the intersection of Peigan Trail and 36 Street SE. It was formerly designated I-2 pursuant to Land Use Bylaw 2P80. When Bylaw 1P2007 was adopted, that designation changed to I-G. A number of existing uses within Peigan Crossing were then no longer permitted or discretionary uses resulting in the owners of the building units considering whether there was a more suitable land use district available.

While Peigan Crossing is located in an industrial area, it is located at the periphery of the industrial area at the south east quadrant of the intersection of Peigan Trail and 36 Street S.E. The residential community of Erin Woods is to the north (across Peigan Trail) and Foothills Industrial Park lies to the south. Consequently, Peigan Crossing is, to some extent, a buffer between the residential use to the north and the industrial uses to the south.

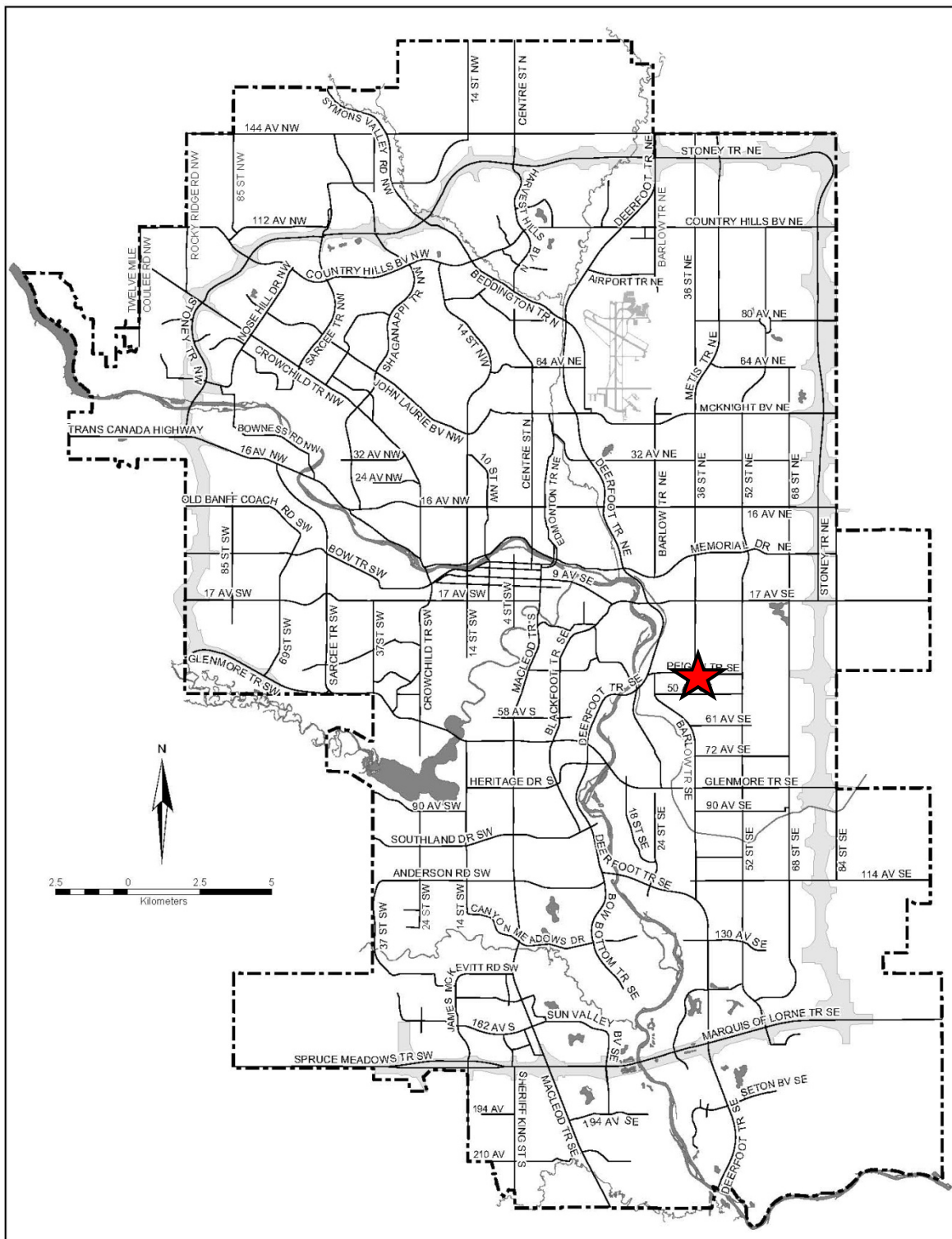
The building owners considered the design of the complex both in terms of building design and the layout of buildings in the complex. The buildings are all two storey brick buildings of a significantly higher quality than is typically found in many industrial areas and lend themselves to mainly office type uses. The complex is laid out with parking typically found in office complexes; i.e. without large loading or truck circulation areas. It is more of a business park than an industrial complex.

The building owners considered the permitted and discretionary uses in both the I-B and I-C land use district and also concluded, after numerous meetings and reviews, that the uses in I-B better meet the existing uses (albeit not perfectly) and the owners' collective vision of the future of the complex. In the result, the owners have concluded that the I-B use is more suited to Peigan Crossing's present and future uses. Consequently, the condominium corporation has requested that its application for C-COR3 be amended to an application for I-B.

The location of Peigan Crossing, its layout and building design all lend themselves to business type uses and that the uses allowed in I-B, combined with the complex's design, will allow it to perform better as a buffer use between more intense industrial uses to the south and the residential use to the north.

Dave Collins
Collins Planning Consultants

CITYWIDE LOCATION MAP



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AERIAL LOCATION MAP

OWNER INFORMATION

Unit #	Owner
1	AGH Investments Inc.
2	AGH Investments Inc.
3	AGH Investments Inc.
4	AGH Investments Inc.
5	David Sim
6	France and Colette Seguin
7	Susan and Tom Middlemiss
8	Bentek Systems Ltd.
9	Bentek Systems Ltd.
10	Cam MacKee and Jody Stevens
11	JRN Holdings Inc.
12	JRN Holdings Inc.
13	Washtech Ltd.
14	Three City Holdings Ltd.
15	Kenneth Evans
16	E. Nabe Ventures Ltd.
17	TAHM Enterprises Inc.
18	Greg Jacobson and Mike Ruttan
19	Ocean Ridge Holdings Ltd.
20	Home-Land Inc.
21	Marty Yucytus