

**LAND USE AMENDMENT
MANCHESTER INDUSTRIAL (WARD 9)
MACLEOD TRAIL SE AND 39 AVENUE SE
BYLAW 268D2016**

MAP 3C

EXECUTIVE SUMMARY

This land use application proposes to redesignate portions of two adjacent parcels located along MacLeod Trail SE in the Manchester Industrial area from Industrial – General (I-G) District to Commercial – Corridor 3 (C-COR3) District with floor area ratio (f3.0) and height (h46) modifiers to allow for a uniform land use district across the parcels.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2016 August 25

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 268D2016; and

1. **ADOPT** the proposed redesignation of 0.17 hectares ± (0.42 acres ±) located at 3912 and 3916 MacLeod Trail SE (Portion of Plan 10402GC, Block 1, Lot 1) from Industrial – General (I-G) District **to** Commercial – Corridor 3 f3.0h46 (C-COR3 f3.0h46) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 268D2016.

REASON(S) FOR RECOMMENDATION:

The proposed redesignation will allow for a consistent land use district throughout the parcels.

The proposed redesignation is supported by the context and is in alignment with applicable policies in the Municipal Development Plan (MDP). It is also consistent with the Main Streets project vision for the area.

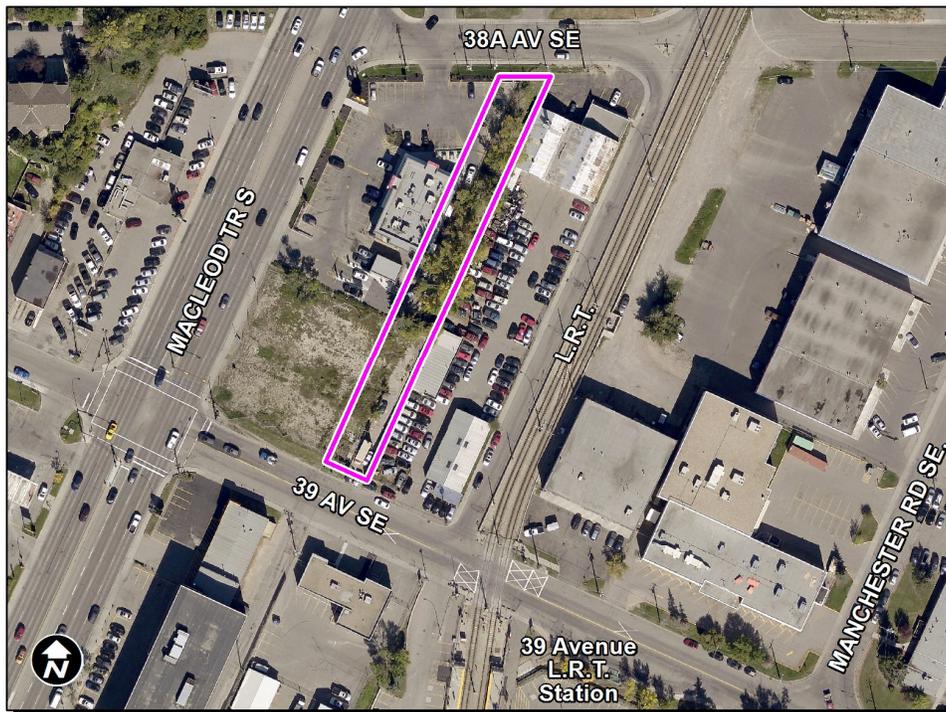
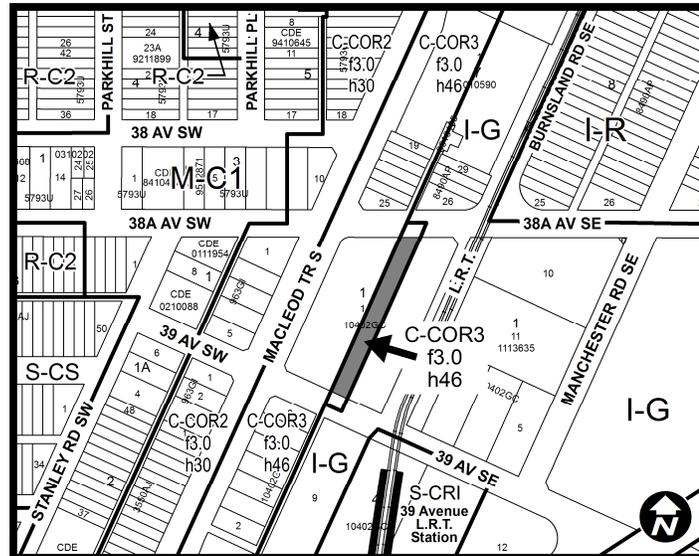
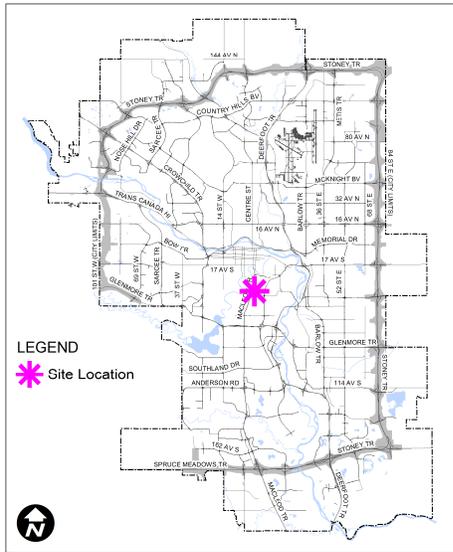
ATTACHMENT

1. Proposed Bylaw 268D2016

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares ± (0.42 acres ±) located at 3912 and 3916 MacLeod Trail SE (Portion of Plan 10402GC, Block 1, Lot 1) from Industrial – General (I-G) District **to** Commercial – Corridor 3 f3.0h46 (C-COR3 f3.0h46) District.

Moved by: G.-C. Carra

Carried: 8 – 0

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Applicant:

Opus Corporation

Landowners:

3916 MacLeod Trail GP Inc
McDonald's Restaurants of Canada Limited

PLANNING EVALUATION

SITE CONTEXT

The parcels are generally flat and front onto MacLeod Trail SE between 38A and 39 Avenue SE. The northern parcel is occupied by a restaurant and a drive through (McDonald's). A Development Permit for a medical clinic/office has been approved for the undeveloped southern parcel.

The portions of the parcels subject to this application are located at the rear and are surrounded by Industrial parcels to the north, east and south and by the commercial portions of the parcels to the west. There is a significant grade difference between the subject parcels and the industrial parcels to the east.

Parcels to the east of MacLeod Trail SE are generally designated as C-COR3 and parcels to the west are designated as C-COR2, between 34 Avenue SE and 45 Avenue SE.

The 39 Avenue SE LRT Station is located southeast of the parcels, across 39 Avenue SE.

LAND USE DISTRICTS

The subject parcels were created in 1950 and have always been split-zoned. There were plans to extend the public lane that exists along parcels to the north and south, but this plan was never realized. The "lane" seems to have been the reason for the split zoning of the subject parcels and some other parcels fronting onto the east boundary of MacLeod Trail SE between 34 Avenue SE and 42 Avenue SE.

The western portion of both parcels is designated as C-COR3 f3h46 District. The C-COR3 District is a land use that is applied in locations along major roads and includes limited large retail uses and no residential uses.

The eastern portion of the parcels is designated as Industrial – General (I-G) District. This district allows for a wide variety of light and medium general industrial uses and a limited number of support commercial uses.

This land use proposal will allow for a uniform land use district across both parcels.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The high-level scale and scope of the SSRP policies are not relevant to this application.

Municipal Development Plan (MDP) (Statutory - 2009)

The MDP identifies the area, where the parcels are located, as Urban Corridor which provides for a high level of residential and employment opportunities and emphasizes a walkable pedestrian environment fronted by mixed-use high intensity uses. Urban corridors should contain a broad range of employment, commercial and retail uses as well as housing.

The MDP identifies MacLeod Trail SE as part of the Primary Transit Network.

Local Area Plan

There is no Local Area Plan for the area. However, the non-statutory LRT South Corridor Land Use Study (1981) identifies the area where the parcels are located as suitable for medium to high density commercial with opportunities for mixed-use development.

Transit Oriented Development Guidelines (Non-Statutory 2005)

TOD Guidelines provide direction for development in areas typically within 600 metres radius of a Transit Station to create a higher density, walkable, mixed-use environment. One of the objectives of the TOD Guidelines is to ensure transit supportive land uses around the stations.

The parcels are within 200 metres radius of the 39 Avenue LRT station, thus TOD guidelines apply.

Main Streets – MacLeod Trail South (North) (on-going)

The City's Main Streets initiative is analyzing the needs of neighborhood residents, along with economic research, to identify criteria for a successful future growth in these areas. The MacLeod Trail SE (North) initiative identifies opportunities for creating higher density and employment nodes by LRT/TOD transit nodes, and identifies the need to better pedestrian connectivity in the area.

The proposal could facilitate the creation of an employment node around the station.

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TRANSPORTATION NETWORKS

The Calgary Transportation Plan (CTP - 2009) identifies MacLeod Trail SE as an Urban Boulevard, and a Primary Transit, cycling and primary high occupancy vehicle route.

Vehicular access for the parcels is from MacLeod Trail SE, 38A and 39 Avenue SE. The parcel is across the street from the 39 Avenue LRT station and a bus stop, for Route 10, exists in front of the southern parcel along MacLeod Trail SE.

UTILITIES & SERVICING

Water, Storm, and Sanitary are available to service the parcels

ENVIRONMENTAL ISSUES

Environmental site assessment was not required for this application.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

There is no Community Association in Manchester Industrial.

Citizen Comments

One letter of support was received from an adjacent landowner; please refer to APPENDIX II for details.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

This land use amendment application is to address the land-use split within the boundaries of the sites noted above and correct the boundary to ensure a consistent land use throughout the two parcels.

The amendment consists of two adjacent parcels for which both have a C-COR3 and an IG land-use. This split seems to be a result of an arbitrary line drawn through the lanes of blocks to the north and south of these parcels (separating the commercial nature of MacLeod Trail on the west with the industrial interface to the east). Please note however that historically there has never been a lane through these two sites, rather this has always been one parcel with three different ownerships separated by description only. Because the lane has never existed through the site, the land use boundary should be adjusted for these parcels to correspond to the property boundary that divides the site on a roughly north/south bearing.

The IG portion is approximately 27% of the total site area. It is our view that the line should have been drawn on the eastern property line originally. This amendment will clean up the split land use on these two adjacent parcels ensuring cleaner redevelopment potential in the future. Further, this amendment will facilitate the proposed medical focused building applied for on 3916 MacLeod Trail (DP2016-0461).

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APPENDIX II

LETTERS SUBMITTED

June 27, 2016

Planning & Development Assessment
P.O Box 2100 Station M
Calgary, Alberta T2P 2M5

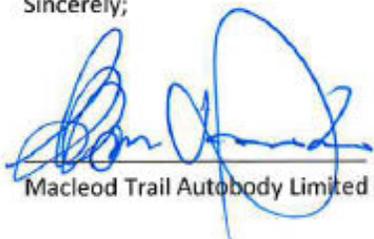
Attention: Lissette Burga Ghersi

Dear Lissette;

RE: LOC2016-0141
3912 & 3916 Macleod Trail SE

In reference to the above noted Land Use Amendment to adjust the location of the land use boundary between C-COR3 and IG to correspond to the east property line of the noted sites, as the adjacent land owner immediately to the east of the noted parcels, I fully support this amendment.

Sincerely;



Macleod Trail Autobody Limited

L. Burga Ghersi