

Applicant Submission



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Applicant's Submission:

Land Use Redesignation – Glenmore Centre

550 71 AV SE, 616 71 AV SE, 7131 6 ST SE & 7121 6 ST SE

On behalf of Dream Industrial Twofer (GP) Inc. (Dream), Stantec Consulting Ltd. (Stantec) has submitted a Land Use Redesignation application to redesignate a 2.04 ha (5.05 ac) parcel of land in the East Fairview Industrial Area from Industrial – General (I-G) to Direct Control (DC), utilizing the current I-G district as a base. The application proposes introducing additional light industrial-type uses to the standard I-G district that will facilitate additional opportunities at the subject site.

SITE CONTEXT

The subject site consists of four individual buildings located on one parcel. These four buildings are collectively referred to as the 'Glenmore Centre.' The subject site is legally described as Plan 5165JK; Parcel A, and civically addressed as the following:

- 550 71 AV SE – Building 1
- 616 71 AV SE – Building 2
- 7131 6 ST SE – Building 3
- 7121 6 ST SE – Building 4

The subject site has a unique context due to its existing layout (four buildings on one parcel), and surrounding land uses that include Light and General Industrial, Commercial, Retail, and Institutional. From a neighbourhood planning perspective, the subject site is also surrounded by multiple policy categories of the Heritage Communities Local Area Plan (LAP) including Commercial Corridor, Industrial General, Industrial Transition, Special Policy Area, and Commercial Centre.

Buildings 2, 3 and 4 on the parcel are designed as typical general industrial buildings, featuring larger units with open areas for product and inventory display or storage, and smaller administrative areas for businesses such as building supply companies and woodworking shops, among others.

Building 1, however, is designed to accommodate multiple tenants with smaller-scale operations. It is a two-storey light industrial building with interior units primarily designed as industrial office spaces, ranging in size from 2,000 to 12,000 sq ft. However, they can be modified to suit the needs of individual users with various types of businesses, including workspaces for survey companies, custodial operations centres, among others.

This application is primarily intended to support Building 1, as it has been limited in its ability to provide a full range of appropriate use opportunities under the stock I-G district. The current land use does not enable other types of lower intensity uses such as health care services, service

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organizations, and select retail and consumer service businesses, among others, who would be interested in locating in East Fairview but not able to due to the current I-G zoning, even though they are able to in other industrial districts such as Industrial – Business (I-B), Industrial – Commercial (I-C), or Industrial – Edge (I-E).

PROPOSED DC DISTRICT

To better reflect the unique convergence of land uses and policy areas surrounding the site and further support Building 1, a custom DC District based on I-G is proposed to add new permitted and discretionary land uses. All land uses proposed exist within other industrial districts and are meant to better reflect the characteristics of Building 1 and help work towards utilizing the overall site to its fullest.

From a planning perspective, this application:

- Complies with the Heritage LAP Section 2.2.3 Industrial (Industrial Urban Form Category), which promotes the integration of a limited range of supporting office and commercial uses to enhance industrial activities, where appropriate, while restricting the development of new, large-format commercial uses.
- Creates a district that optimally responds to the transitional nature of the area, enabling a mix of land uses those complements and works together with the surrounding light industrial, commercial, and institutional activities.
- Maintains the industrial character by only proposing additional uses that exist in other Industrial Districts in Calgary (I-B, I-C, and I-E).
- Enables adaptive use of an existing structure, which minimizes major construction waste (aligning with MDP Policy 2.6.6.a.ii.), and offers for new opportunities to attract a broader range of users, all while avoiding more substantial environmental and financial costs of a major redevelopment.
- Focuses on supporting business growth and investment in the city by enabling additional uses within this DC District, creating a flexible framework that can better respond to evolving market conditions and improve support service opportunities to the larger East Fairview Industrial area.
- Promotes increased activity and utilization, expanding upon the types of uses that can extend activity into the evenings (e.g., from 5:00 PM to 9:00 PM), fostering a more active environment for employees and visitors, increasing traffic through more hours of the day, and enabling greater potential utilization of the industrial park throughout the day.

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CONCLUSION

The proposed Land Use Redesignation application is designed to introduce new light industrial and supporting service uses to the I-G district, primarily tailored toward supporting additional activity in Building 1 (550 71 AV SE). By limiting the proposed uses to include uses that already exist in other industrial districts, we aim to enhance the building's functionality, working towards stabilizing the tenant base longer-term, while maintaining the Glenmore Centre's industrial character.

This strategy not only supports the long-term viability of the Glenmore Centre but also aligns with the Heritage Communities LAP and several relevant policies and objectives of the Calgary MDP. By effectively addressing the converging policy areas within the LAP, we ensure that the proposal is properly integrated with overarching planning goals. Overall, this proposal aims to maintain the Glenmore Centre as a valuable industrial hub, fostering continued industrial activity in East Fairview, and promote sustainable development practices. We would like to thank Commission and Council for their time in review, and respectfully request your support for this application.