

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 May 07

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CPC2018-0287
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Land Use Amendment in Deerfoot Business Centre (Ward 5) at 930 - 64 Avenue NE, LOC2017-0401, Bylaw 153D2018

EXECUTIVE SUMMARY

This application has been submitted by Hopewell Capital on 2017 December 22. This land use amendment seeks to redesignate a parcel in the Deerfoot Business Centre from an Industrial – General (I-G) District to a Direct Control District to allow for the additional use of Indoor Recreation Facility and reuse of an existing development. Due to existing transportation network constraints in the area, a redesignation of this site to an alternate standard industrial district such as the Industrial – Commercial (I-C) District was not considered to be appropriate. The proposal is generally in keeping with the applicable policies of the *Municipal Development Plan* and has the ability to be compatible with adjacent land uses in the area.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 2.58 hectares ± (6.38 acres ±) located at 930 - 64 Avenue NE (Plan 7911331, Block 2, Lots 1 - 9) from Industrial – General (I-G) District **to** DC Direct Control District to accommodate the additional use of indoor recreational facility with guidelines; and
2. Give three readings to the proposed bylaw.

Moved by: J. Scott
Absent: J. Gondek

Carried: 6 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 153D2018; and

1. **ADOPT** the proposed redesignation of 2.58 hectares ± (6.38 acres ±) located at 930 - 64 Avenue NE (Plan 7911331, Block 2, Lots 1 - 9) from Industrial – General (I-G) District **to** DC Direct Control District **to** accommodate the additional use of indoor recreational facility, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 153D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

On 2018 January 30, a Development Permit (DP2017-4670) for an Instructional Facility was approved within the western portion of the existing building on the subject site. The approved Instructional Facility is intended to allow students to develop skills in activities such as bowling, gymnastics and virtual reality. There is a requirement imbedded in the permanent conditions of the development permit that the majority of the time the facility is open, the activities available need to be part of a structured curriculum and not available to the public on a drop-in basis. These provisions are in place to align with the rules for the approved Instructional Facility use.

Ultimately, and according to the landowner, the desire is to make the facility available on a drop-in basis for more time than the rules for an Instructional Facility use currently allow for. For this reason, the applicant is proposing to add the Indoor Recreation Facility use to as an additional use to the existing I-G District. The use is listed as a permitted use within the existing building and also as a discretionary use. Should this application be approved by Council, a change of use development permit application to an Indoor Recreation Facility will be required to allow the facility to operate on a drop-in basis.

Site Context

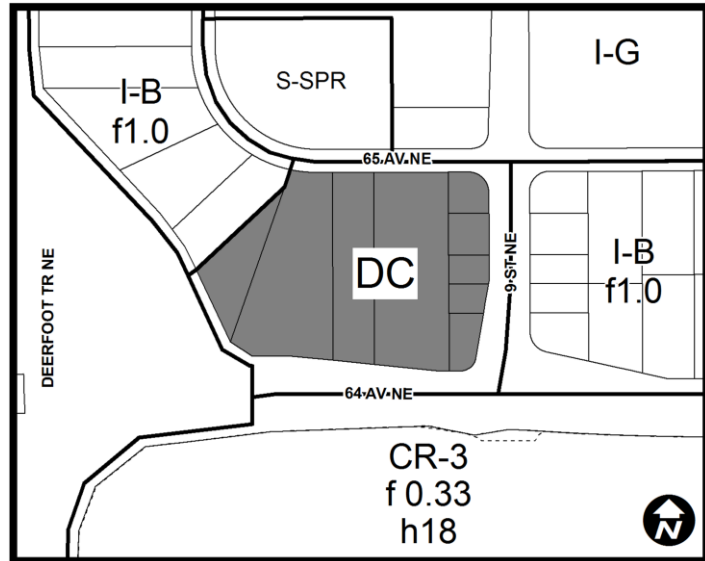
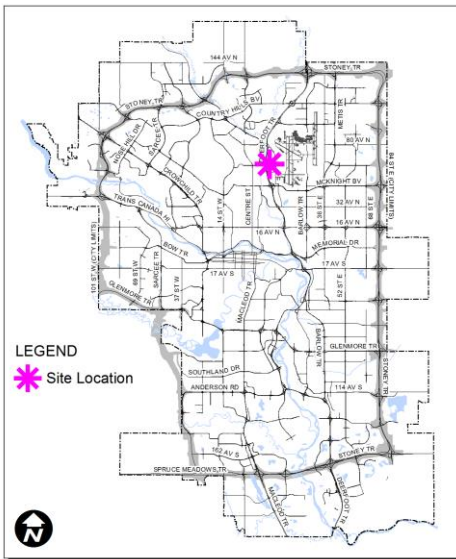
The subject site is located in the Deerfoot Business Centre north of 64 Avenue NE and east of Deerfoot Trail NE. Surrounding development is characterized by a mix of industrial and commercial uses. I-G and Industrial – Business (I-B) District are predominant land use designations north of 64 Avenue NE. To the south of 64 Avenue NE, the Commercial – Regional 3 (C-R3) District associated with the Deerfoot City Mall is predominant.

The site is bounded on three sides by streets: 64 Avenue NE to the south, 65 Avenue NE to the north and 9 Street NE to the east. Two separate all-turns accesses are available off of 65 Avenue NE. One right-in, right-out access is available off of 9 Street NE. No access is available off of 64 Avenue NE due to the proximity of the north bound on-ramp to Deerfoot Trail NE.

The subject site is approximately 2.58 hectares in size with approximate dimensions of 215 by 138 metres. The property is currently developed with a one-storey industrial warehouse building with multiple loading bays on the north side and office access on the south side.

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Location Maps



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for one additional use that is compatible with the established uses in the area and generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The proposed land use is a DC Direct Control District based on the Industrial - General (I-G) District, with the additional use of Indoor Recreation Facility. Administration recognizes that direct control districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts; and further, must not be used in substitution of any other land use district in the Bylaw that could be used to achieve the same result either with or without relaxations; or to regulate matters that are regulated by subdivision or development permit approval conditions.

A standard district in the Land Use Bylaw that allows for Indoor Recreation Facility is the Industrial – Commercial (I-C) District. Originally, the I-C District was contemplated, however, during the evaluation of the application, the capacity of the local transportation network to accommodate many of the allowable I-C uses was identified as an issue. Given this constraint, a DC approach to allow the one additional use to the existing I-G District is believed to be appropriate. Administration is recommending that a DC, with an I-G base and the additional use of Indoor Recreation Facility, is the most appropriate way to allow for the development aspirations on the site while limiting development to what the local transportation network can accommodate at this time.

Implementation

This application is not tied to plans. The applicant has indicated the intent to pursue a development permit application for a new indoor recreational facility within the existing building on this site. The overall size of the facility, required parking and any other site planning consideration will be evaluated at the development permit stage subject to Council's decision on this land use redesignation application.

Infrastructure

Transportation Networks

The site is conducive to alternative modes of transportation, including pedestrian connections towards the south. Transit route 32 is within walking distance, and route 69 is also nearby the subject property.

The proposed land use, allowing for an indoor recreational facility, can be supported in the long term by the transportation network. Such facilities typically generate trips and parking during the weekends and evenings which allows for efficient use of the non-peak hour capacity in the local transportation network.

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Long range forecasts indicate that the intersections at 64 Avenue at 11 Street NE, and at 64 Avenue at 9 Street NE are able to accommodate the volumes of traffic generated by the DC. A standard I-C District was also considered, but would allow for other future uses that could generate volumes not supportable by the local transportation network at this time.

A Transportation Impact Assessment was not required in support of this application.

Utilities and Servicing

The subject development is serviced with water, sanitary and storm from 65 Avenue NE. The proposed land use amendment will not trigger the requirement for servicing or network upgrades.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent land owners and the application has been advertised at www.calgary.ca/development.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation, the date of the Public Hearing and options for providing feedback will be advertised to the public.

Engagement

No public meetings were held for this application. No comments were received by the CPC Report submission date. There is no Community Association in this area.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject parcel is located within an area identified as 'Standard Industrial' on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. The applicable MDP policies encourage redevelopment of industrial areas that contain a mix of industrial uses at varying intensities. These areas are also intended to continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained. The MDP further notes that regional or city-wide recreation and sport facilities may be provided in industrial areas to meet

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the extensive land needs of city-wide recreation and sport programs. The proposal is in keeping with relevant MDP policies.

Airport Sector Phase I Design Brief (Non-Statutory, 1977)

The Design Brief planned for this area to be developed as light industrial with development adjacent to Deerfoot Trail NE having a high quality of design. This application generally conforms to the relevant policies of the Design Brief.

Social, Environmental, Economic (External)

The recommended land use allows for wider range of allowable uses than the existing I-G District and as such, the proposed change will better accommodate the needs of different users. An Environmental Site Assessment was not required for this application. No additional social, environmental and economic impacts have been identified.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is generally aligned with the *Airport Sector Phase I Design Brief* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed Direct Control District is intended to respect the constraints of the transportation network while allowing for the conversion of an instructional facility to an indoor recreation facility and reuse of the existing building on the subject lands.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Direct Control District
3. Proposed Bylaw 153D2018