

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 June 11

ISC: UNRESTRICTED
CPC2018-0391
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**Land Use Amendment in Highfield (Ward 9) at 910 46 Avenue SE,
LOC2018-0031, Bylaw 170D2018**

EXECUTIVE SUMMARY

This application was submitted by TI Studios on 2018 February 13 on behalf of the landowner C.R. Carroll Holdings Ltd. This application proposes to change the designation of this property from an Industrial - General (I-G) District to an Industrial - Commercial (I-C) District to allow for:

- industrial developments with support commercial uses (e.g. warehouses with commercial storefronts, restaurants, retail stores, industrial buildings with offices and retail stores);
- a maximum building height of 12 metres (a decrease from the current maximum of 16 metres); and
- the uses listed in the proposed I-C designation.

If this application is approved by Council, the building design, size and mix of uses and site layout details such as parking, landscaping and site access) will be determined later at the development permit review stage.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.32 hectares \pm (5.74 acres \pm) located at 910 - 46 Avenue SE (Plan 5708JK, Block 3, Lot 1) from Industrial - General (I-G) District **to** Industrial - Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

Moved by: M. Foht

Carried: 7 – 1

Opposed: D. Leighton

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 170D2018; and

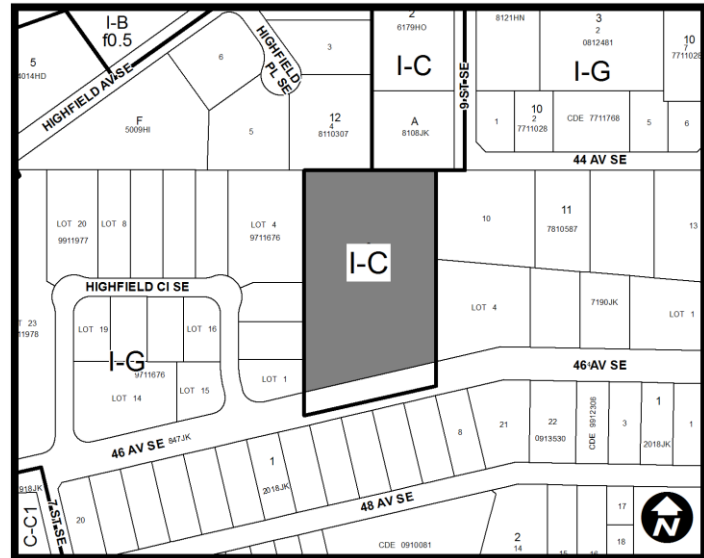
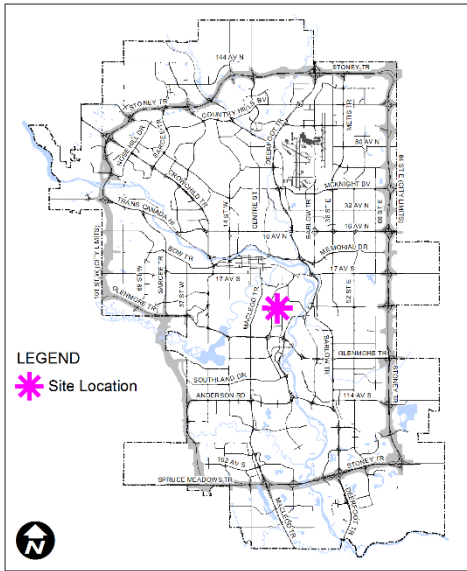
1. **ADOPT** the proposed redesignation of 2.32 hectares \pm (5.74 acres \pm) located at 910 - 46 Avenue SE (Plan 5708JK, Block 3, Lot 1) from Industrial - General (I-G) District **to** Industrial - Commercial (I-C) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 170D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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Location Maps



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BACKGROUND

Site Context

The property is located in southeast industrial area of Highfield, north of 46 Avenue SE and east of Blackfoot Trail SE. Industrial - General (I-G) properties exist to the east, south, and northwest of the subject property. An Industrial - Commercial property exists to the northeast of the subject property.

The site's total area is approximately 2.32 hectares \pm (5.74 acres \pm) in size. The property is developed with a one-storey approximately 1,850 square metre \pm (20,000 square foot \pm) industrial building. The north end of the site contains a slope that has a vertical drop from north to south of up to 25 metres, whereas the majority of the site slopes gently from north to south, with a vertical drop of eight metres over a run of 175 metres.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use

This application proposes to change the *Land Use Bylaw 1P2007* designation of this property from an Industrial - General (I-G) District to an Industrial - Commercial (I-C) District. The I-C District is intended for light industrial and small scale commercial uses that are compatible with and complement light industrial uses.

The intent of this application is to allow for a "Vehicle Sales - Major" use. Alternative land use options were explored by Administration and the applicant. All other land use districts that allow for "Vehicle Sales - Major" uses are commercial districts, as opposed to industrial districts. The intent of the *Municipal Development Plan* is to maintain the ability for industrial uses to develop within the Industrial; Industrial - Employee Intensive area, according to Urban Structure Map (Map 1). Based on this analysis, the I-C District is determined to be appropriate for this property.

The intended development for the property, given approval of a land use redesignation, may include an ancillary vehicle testing facility. The potential nuisance cause by the intended ancillary vehicle testing facility use would be incompatible with uses in non-industrial land use districts.

Infrastructure

Transportation Networks

The property is adjacent to 46 Avenue SE, which is an Arterial Street. Vehicular access to the property is available from 46 Avenue SE through an existing access. Sidewalks are not present adjacent to the property or leading into the site. The area is served by Calgary Transit bus service, with a bus zone adjacent to the property on 46 Avenue SE. on-street parking is not permitted adjacent to the property on 46 Avenue SE nor in the immediate area. Upon redevelopment, a traffic impact assessment may be required.

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Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised online.

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 and the date of the Public Hearing will be advertised. No public meetings were held by the applicant.

Citizen and Community Association Comments

One (1) letter from the public letter was received. The writer expressed concerns about potential dust and noise that may be caused by the potential ancillary vehicle testing facility.

There is no community association in Highfield.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the City, Town area, according to Schedule C: South Saskatchewan Regional Plan Map of 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 site is located within the Industrial; Industrial - Employee Intensive area, according to Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP).

The Industrial-Employee Intensive Area is intended for manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and require access to the Primary Transit Network. They can be new business parks locating in newly planned areas (i.e., Greenfield Industrial typology), or they could also occur as part of redevelopment and intensification of the Standard Industrial Areas, at transit stops and along corridors served by the Primary Transit Network.

There is no local area plan for Highfield.

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Social, Environmental, Economic (External)

The proposal has the potential to continue to allow for and further support a light industrial uses in Highfield.

No environmental issues have been identified at this time.

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 proposed land use redesignation is consistent with applicable policies identified in the Municipal Development Plan and with the intent of the Industrial - Commercial District of *Land Use Bylaw 1P2007*.

ATTACHMENT(S)

1. Applicant's Submission
2. Calgary Planning Commission Member Comments
3. Proposed Bylaw 170D2018