

Planning & Development Report to
Calgary Planning Commission
2018 October 18

ISC: UNRESTRICTED
CPC2018-1112
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Land Use Amendment in Valleyfield (Ward 9) at 4575 – 25 Street SE, LOC2018-0177

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2018 August 01 by Certus Developments Inc, as owner and applicant. The application proposes to change the designation of the subject parcel from a DC Direct Control District based on the *Land Use Bylaw 2P80* C-2 General Commercial District to Commercial – Corridor 3 f2.0h16 (C-COR3 f2.0h16) District of *Land Use Bylaw 1P2007* to allow for:

- a wider range of mid-scale commercial and retail uses along major roads to support a primarily industrial area;
- a maximum floor area ratio (FAR) of 2.0;
- a maximum building height of 16.0 metres; and
- the uses listed in the proposed C-COR3 designation.

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Southeast Industrial Area Structure Plan*.

A change of use development permit application for a Cannabis Store was submitted on 2018 April 25. The Development Authority issued a refusal decision for DP2018-1947 on 2018 August 09, as Cannabis Store is not a listed use in the existing direct control district.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.35 ± hectares (0.86 acres±) located at 4575 – 25 Street SE (Plan 9912583, Block 3, Lot 3) from DC Direct Control District to Commercial – Corridor 3 f2.0h16 (C-COR3 f2.0h16) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

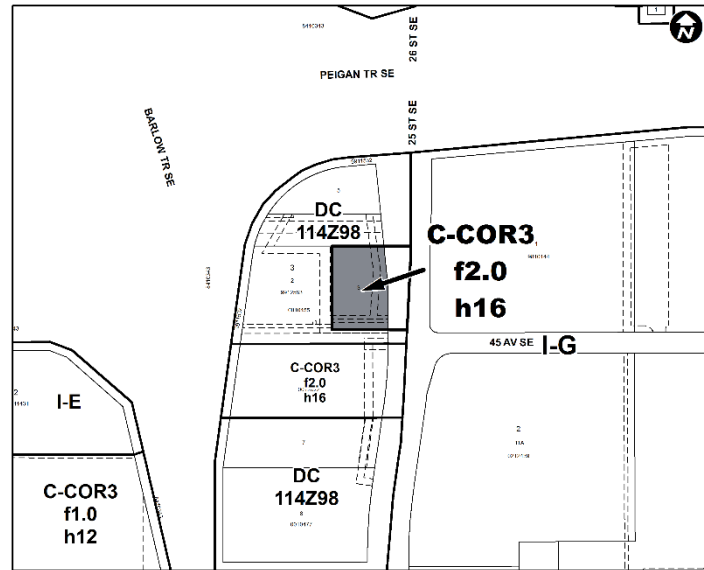
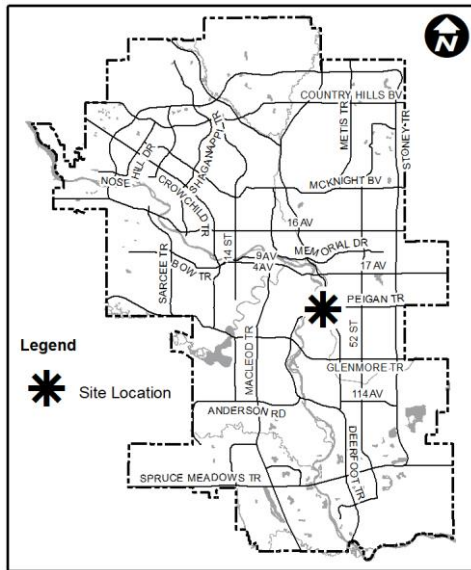
None.

BACKGROUND

This land use amendment application was submitted on 2018 August 01 by Certus Developments Inc., as owner and applicant. As indicated in the Applicant's Submission (Attachment 1), the applicant proposing a land use designation that is consistent with the existing commercial land use district that will allow for a transition from *Land Use Bylaw 2P80* to the current *Land Use Bylaw 1P2007*. A land use redesignation would accommodate a wider range of allowable uses, including the Cannabis Store use. A development permit for a Cannabis Store was submitted on 2018 April 25 and was refused on 2018 August 09.

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Location Maps



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Site Context

The subject site is located in the industrial area of Valleyfield, southeast of the intersection at Barlow Trail SE and Peigan Trail SE. Lands immediately to the north and south of the site are developed with commercial and restaurant uses. Lands farther south and to the east are developed with light and medium general industrial uses. The residential community of Dover is located north of Peigan Trail SE.

The site is approximately 0.35 hectares \pm (0.86 acres \pm), and is developed with a one storey commercial building and surface parking. The site is accessed from 25 Street SE.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of commercial and retail uses, and meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

This application proposes to redesignate the site from the existing DC Direct Control District (*Bylaw 114Z98*), which is based on the C-2 General Commercial District of *Land Use Bylaw 2P80* to the Commercial Corridor 3 f2.0h16 (C-COR3 f2.0h16) District of *Land Use Bylaw 1P2007*.

The proposed C-COR3 f2.0h16 District, with the density and height modifiers of 2.0 FAR and 16.0 metres, is consistent with existing Direct Control bylaw currently in effect. The intent of the C-COR3 land use district is to allow for a wider range of mid-scale commercial and retail uses along major roads to support a primarily industrial area. The allowable uses include the Cannabis Store use.

The existing building on the subject parcel is less than 16 metres in height and has floor area ratio of 0.1. The density and intensity of the proposed C-COR3 f2.0h16 District is aligned with the relevant policies, supporting a range of uses and flexibility for future redevelopment of the site.

Development and Site Design

The rules of the proposed C-COR3 f2.0h16 District will provide guidance for the future development of the site, including appropriate uses, height and parcel coverage. Vehicular access to the site is provided from 25 Street SE. The site is developed with an existing one storey commercial building and surface parking. A development permit application for comprehensive redevelopment of the site has not been submitted.

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Environmental

No environmental issues have been identified at this time.

Transportation

A Transportation Impact Assessment or Parking Study was not required as part of this land use amendment application. Vehicular access to the subject site is from 25 Street SE. The site is well served by Calgary Transit with bus stops located within 100 metres of the development on 25 Street SE.

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

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

Administration received a letter in opposition to the application from the public. Reasons stated for opposition are summarized below:

- concerns with the proposed maximum building height, which is inconsistent with the height of existing buildings and may potentially obscure visibility of existing buildings and signage from the main road; and
- concerns with the proposed floor area ratio (FAR) of 2.0, which is inconsistent with the existing intensity of development and potentially impact the parking situation in the area.

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 will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP), which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Municipal Development Plan (Statutory, 2009)

The site is located within the "Standard Industrial" typology as identified on Map 1: Urban Structure Map in the *Municipal Development Plan* (MDP). The Standard Industrial typology is intended to accommodate existing planned industrial areas that contain a mix of industrial uses

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at varying intensities. These areas continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained. Notwithstanding, uses that support the industrial function of this area and cater to the day-to-day needs of area businesses and their employees may be supported.

Southeast Industrial Area Structure Plan (Statutory, 1996)

The subject site is identified within the “*Existing Commercial District*” in the *Southeast Industrial Area Structure Plan* (ASP) on Map 2: Land Use and Transportation Plan. The ASP recognizes the need for commercial development in the Southeast Industrial Area to support the needs of the industrial employees. The ASP supports commercial development of an intensity that does not undermine the overall intent of the industrial policies for this area and where the road system and utility services are capable of accommodating such development.

Social, Environmental, Economic (External)

The proposed land use district would help to implement the policy goals of providing a wide range of commercial and retail uses that cater to the day-to-day needs of area businesses and their employees, while maintaining the industrial character and function of the area.

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 land use 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 consistent with the applicable policies of the *Municipal Development Plan* and the *Southeast Industrial Area Structure Plan*, and the intent of the C-COR3 District.

ATTACHMENT(S)

1. Applicant's Submission