

Planning & Development Report to
Calgary Planning Commission
2018 November 29

ISC: UNRESTRICTED
CPC2018-1293
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Land Use Amendment in Greenview Industrial Park (Ward 4) at 336 and 344 – 41 Avenue NE, LOC2018-0129

EXECUTIVE SUMMARY

This application was submitted by Rick Balbi Architect on 2018 June 06 on behalf of the landowner, Ocean Investment Ltd. This application proposes to redesignate the subject site from Industrial - Redevelopment (I-R) District to 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.

The proposal is in conformance with the applicable policies of the *Municipal Development Plan*.

No development permit application has been received at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.25 hectares ± (0.61 acres ±) located at 336 and 344 - 41 Avenue NE (Plan 1351IB, Block 8, Lots 20 and 21; Plan 1532JK, Block 8, Lot A) from Industrial – Redevelopment (I-R) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

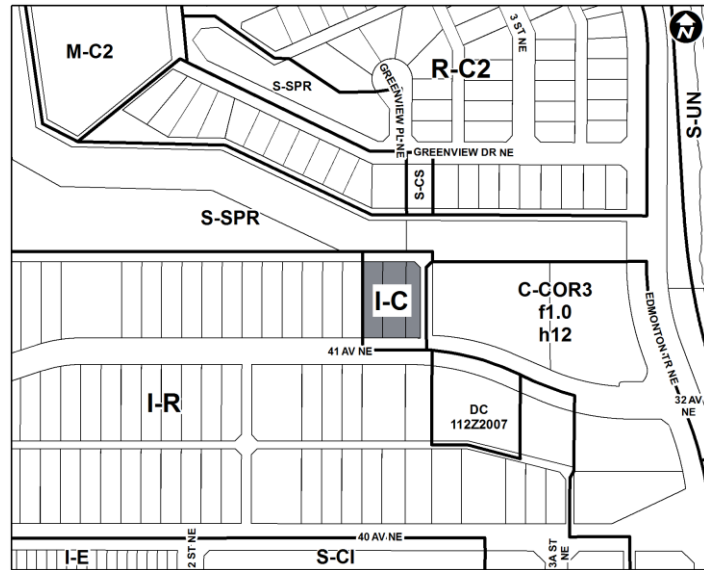
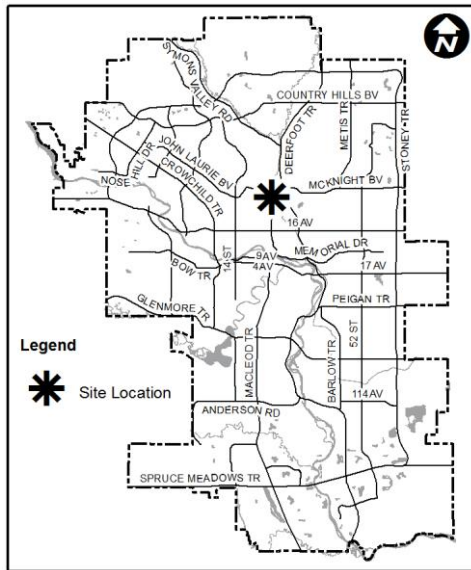
None.

BACKGROUND

This land use amendment application was submitted by Rick Balbi Architect on behalf of the landowners, Ocean Investment Ltd, on 2018 June 06. No development permit application has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant is intending to accommodate a broader range of support commercial uses. A beverage container drop off utilizes a portion of the existing building which was originally constructed in 1971 and is designed with a large bay in the rear and an office or retail space in the front of the parcel.

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Avenue NE, LOC2018-0129**

Location Maps



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Site Context

The subject site is located on the between Edmonton Trail NE and Centre Street N along 41 Avenue NE. The site is approximately 550 metres from the future Green Line LRT Station at 40 Avenue and Centre Street N and 600 metres from existing high frequency transit service. Small scale industrial and commercial developments are located to the west, east and south of the site, designated mix of Industrial – Redevelopment (I-R) District and Commercial – Corridor 3 (C-COR3 f1.0h12) District. Several residential dwellings are located north of the site buffered by a green space and a lane. The site has a total area of approximately 0.25 hectares \pm (0.63 acres \pm), and is developed with a building that varies in height between one and two storey. A bottle depot operates within a portion of the existing building.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed redesignation would maintain the planned function of this parcel with minor changes to the permitted and discretionary uses. Further analysis on how this proposal aligns with applicable City policies is provided in the following *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 is to redesignate the site from the existing Industrial – Redevelopment (I-R) District to an Industrial – Commercial (I-C) District. The I-R district is intended for older industrial areas that were developed before current land use standards were introduced. Properties in these areas often have significant development constraints that affect matters such as parking, access and landscaping. The I-C District is intended for light industrial and small scale commercial uses that are compatible with and complement light industrial uses. The I-C District is intended for locations on the perimeter of industrial areas, along major streets or expressways and parcels located within 200 metres of a major street or expressway. The intent of this application is to allow for flexibility of use in order to better utilize the existing building while maintaining the industrial nature of the site. The I-C district differs from the I-R district as it allows for a broader range of support commercial uses. Based on this analysis, the I-C District is determined to be appropriate for this property.

Development and Site Design

A development permit application has not been submitted at this time. Considerations to be evaluated at the development permit stage include site layout, building designs, outside storage and appropriate interface with lower density residential uses to the north.

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Environmental

There are no noteworthy environmental features on this site, and an Environmental Site Assessment was not required for this application.

Transportation Networks

The site is located along 41 Avenue NE between Centre Street N and Edmonton Trail NE, approximately 550 metres from the future 40 Avenue North Green Line Light Rail Transit station. Currently, Bus Rapid Transit services the area and is within walking distance (600 metres) of the site. Due to the minor changes in uses, the application does not trigger improvements to the street network.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site and are being used by the existing building on site. If redevelopment occurs in the future, the specific servicing arrangements will be discussed and reviewed in detail through the development permit process.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. In addition, notification letters were sent to adjacent land owners and the application was advertised online. No public meetings were held by the Applicant or Administration. No comments were received from the public by the CPC Report submission date. There is no community association in this area. The adjacent Thorncliffe Greenview Community Association was notified of the proposal and sent a letter of support (Attachment 2).

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

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.

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Municipal Development Plan (Statutory, 2009)

The subject site is located within the Industrial; Standard Industrial area, according to Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP). The Standard Industrial area is intended to contain a mix of industrial uses 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. The listed uses of the I-C District include industrial uses and uses that complement industrial uses. While the MDP makes no specific reference to this site, the proposal is consistent with the applicable policies.

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 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 applicable policies of the Municipal Development Plan, and allows for flexibility of use to better utilize the existing building while maintaining the industrial nature of the site.

ATTACHMENT(S)

1. Applicant's Submission
2. Thorncliffe Greenview Community Association Response