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CITY CLERK'S DEPARTMENT

Applicant's Submission

CPC2018-1259
REVISED Attachment 1

a. Application Summary

i. This application proposes the Land Use Redesignation from existing DC 151 District (with M-3 Heavy Industrial District Guidelines) to an Industrial – Commercial (I-C) District designation.

ii. Location

The site is located in the Highfield Industrial area in southeast Calgary. The municipal address is 5101 11th Street SE.

iii. Purpose and Intent

The purpose and intent for this redesignation is to enable future commercial industrial development on-site (Industrial – Commercial (I-C)) while also retaining an industrially based land use district designation that is compatible with the surrounding industrial area comprised primarily by I-G District designated sites. The existing I-G land use provides for a maximum floor area ratio of 1.0 and a maximum building height of 12 meters.

b. Site Context

i. Surrounding Land Use and Development

The 1.9 ha site is located in the inner-city Southeast Calgary Highfield Industrial area. The surrounding land uses are predominately designated with Industrial – General (I-G) designations however the site immediately to the south is designated Special Purpose – Future Urban Development (S-FUD). The site is currently developed with an existing industrial shop/warehouse space that was operated as a meatpacking plant. The site is located on 11th Street SE and is bordered by a rail ROW to the west and an abandoned traffic ROW to the south. The adjacent parcel to the west operates as a recreational motocross site with extensive undeveloped terrain with a number of motocross tracks and large parking areas. The site to the north contains an industrial building with a number of tenants. The buildings directly across 11th Street SE from the site house a number of industrial uses, including Courtesy Collision Centre automotive repair, Ultimate Homes & Renovation and Western Air & Power and Dayco Power Systems Ltd. The current site development includes an existing single storey office space attached to shop/warehouse space. The remainder of the site includes surface parking stalls, a loading area and landscaping along the 11th Street property perimeter. The subject site is currently accessed via two driveways; off 11th Street SE with parking and loading yards off both entrances.

ii. Policy

1. The following policies apply to the site. (MDP to Local Area Policy, Guidelines)

- Municipal Development Plan
- Calgary Transportation Plan
- The rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Development. The development complies with all applicable policies of the bylaw.
- The proposed land use complies with the Municipal Development Plan
- The proposed land use district is compatible with adjacent land use districts and developments.
- There is no local area policy for the site.
- There is no Community Association in this area.

2. There are no requirements for a policy amendment as part of this submission.

iii. Topography

The site slopes approximately three to four meters from west to north along the north property line and approximately three to four meters from the southwest corner to the northeast corner. There is however a retaining wall along the west property line and a grade difference between the site and the railway spur line.

City of Calgary Pathway and Bikeway Plan

The City of Calgary's non-statutory Pathway and Bikeway Implementation Plan, adopted by City Council on 2000 July 03 identifies the west side of 11 Street SE as a cycle track that extends from 46 Avenue SE to Heritage Drive SE, to the south. The status of this cycle track is not known but it is assumed that appropriate interface conditions will be assessed at the Development Permit stage.

v. There are no applicable Federal or Provincial Legislation requirements or issues related to the development.

Applicant's Submission

c. Proposed Land Use District

i. Land Use

This land use application proposes the redesignation of the subject site from its existing DC 151 District (with M-3 Heavy Industrial District Guidelines) to an Industrial – Commercial (I-C) District designation. The purpose is to enable future industrial commercial development on-site while also retaining an industrially based land use district designation that will help consolidate the surrounding industrial area comprised primarily by I-G District designated sites with a few Industrial – Commercial (I-C) District sites. This will be supporting the City's desire to reinforce the health of its existing industrial areas. The I-C District will allow for a range of industrial uses as well more commercially oriented retail and service oriented uses as well as office which may have greater ability to achieve MDP intensity targets.

ii. Density

The proposal is for approx., 6,300 sqm building. The existing I-C land use provides for a maximum floor area ratio of 1.0 and a maximum building height of 12 meters.

iii. Traffic

The site is located on 11th Street SE which is an arterial street and to the west is adjacent to Blackfoot Trail and to the east Deerfoot Trail which are identified as Urban Corridors and part of the Primary Transit Network. The redesignation will result in minimal increase in traffic.

iv. Public Engagement

There is no Community Association in this area and therefore no requirement for public engagement.

v. Applicant's Submission

The applicant submission to redesignate the site from existing DC 151 to Industrial – Commercial (I-C) District designation. The existing building on site will be demolished to allow for the construction of a building that will contain a number of industrial condominium units to meet current demand in the area. The 6,300 sqm (approx.) single storey building with a mezzanine will include general industrial space and approx.2000 sqm. of office space. The submission is within the current City legislation and policies, and requires no amendments and is compatible with the surrounding industrial area land uses.

We understand that the City has recently expressed concern with the loss of industrial uses in industrial areas like this. We believe that the proposed use will fit into the community context and is considered to be an appropriate use for its location and site. This is illustrated by the adjacent uses that contain similar industrial development to the proposed industrial condominium uses and works well in the community and is considered to be an appropriate use for its location.

The site complies with the following goals of the I-C district:

- It is located within a predominantly industrial area.
- It faces a major street, (11th Street SE). Additional traffic impacts will be limited, especially given the adjacency to public transit which connect to two adjacent LRT stations and Deerfoot Trail and Blackfoot Trail major transit routes.
- The intended uses will be Permitted or Discretionary use, allowed under the I-C guidelines.

d. Conclusion

The proposed re-designation from existing DC 151 (with M-3 Heavy Industrial District Guidelines) to Industrial – Commercial (I-C) District designation meets all the City policy and bylaw requirements. Protecting the central industrial areas from the disruptive pressures of incompatible land use conversion where industrial areas are economically healthy and important components of the regional economy. It further reinforces some of the recommendations outlined in the City's Central Industrial Area Review Study (2013) for retaining the health of the City's Industrial areas as they face transformation and development.

The increased development density in the area will in addition:

- Promote using serviced land efficiently to help create a more compact urban form
- Help revitalize the existing industrial area and commercial corridor
- Act as a catalyst for private investment and development
- Encourage a mix of uses in the area to generate additional transit use throughout the day