

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0362

Land Use Amendment in Manchester Industrial (Ward 9) at 429 – 58 Avenue SE, LOC2019-0016

EXECUTIVE SUMMARY

This application was submitted by Tarjan Group Architects & Interior Designers on 2019 February 06, on behalf of landowner Spartacus Holdings Ltd. This application proposes to change the land use designation of the site from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to provide greater flexibility of uses, thereby encouraging occupancy of the existing building. Specifically, the proposed amendment will allow for:

- light industrial uses that are unlimited in size;
- small scale commercial uses, including banks, medical clinics, offices, retail stores and restaurants;
- a maximum floor area ratio of 1.0 (the same as presently allowed under I-G);
- a maximum height of 12 metres (a decrease of 4 metres); and
- the uses listed in the proposed I-C designation.

The proposed land use amendment aligns with the applicable policies of the *Municipal Development Plan*. A development permit has not been submitted.

ADMINISTRATION'S RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.25 hectares \pm (0.06 acres \pm) located at 429 – 58 Avenue SE (Plan 1546LK, 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.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

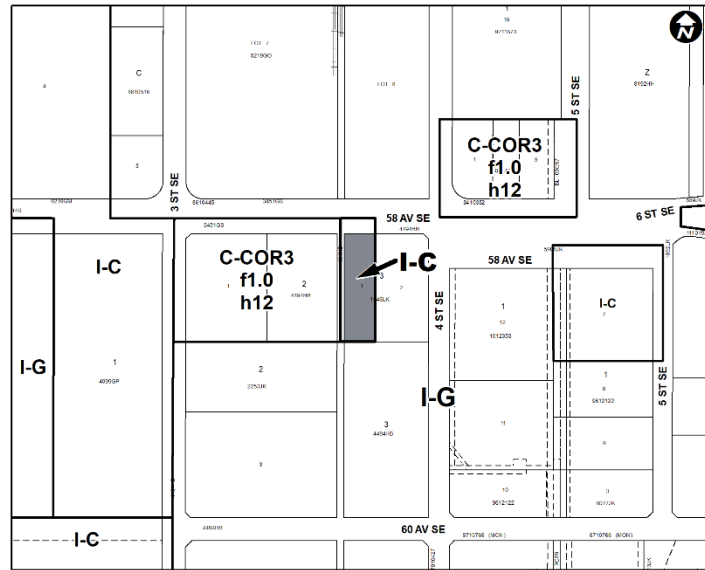
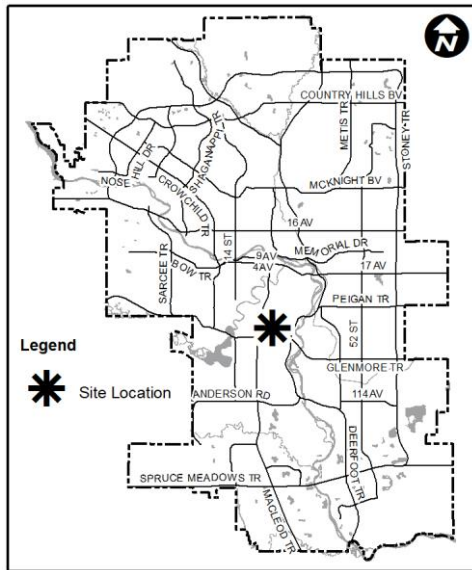
This application was submitted by Tarjan Group Architects & Interior Designers on 2019 February 06, on behalf of landowner Spartacus Holdings Ltd. Located at 429 - 58 Avenue SE, in the Manchester Industrial area, this application seeks land use redesignation from the Industrial – General (I-G) District to the Industrial – Commercial (I-C) District in order to accommodate a variety of general industrial and commercial uses, including banks, medical clinics, offices, retail stores and restaurants. While the applicant would prefer that the existing building be occupied by a light industrial use, the intent of this application is to make the site more compatible with the evolving character of the area, as identified in the Applicant's Submission in Attachment 1.

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Location Maps



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Site Context

The site is located in the southeast community of Manchester Industrial, approximately 5.4 kilometres southeast of downtown Calgary, 825 metres northeast of the Chinook LRT Station, and 1.2 kilometres east of Macleod Trail SW. The site, which has a width of 27 metres and a depth of 94 metres, is developed with a single storey building, constructed in 1981, that originally contained a bank. Presently, a small portion of the building is occupied by a Subway restaurant, while the rest of the building is vacant.

The Manchester Industrial area is an older industrial area composed of primarily light industrial development interspersed with commercial, retail and office development. Specifically, the site is adjoined to the west by a parcel designated Commercial – Corridor 3 (C-COR3f1.0h12) District, with another C-COR3 designated parcel, housing a Tim Hortons, located adjacent to the northeast of the site.

The subject site is located along the south side of 58 Avenue SE, which is classified as an arterial street that functions as a corridor between Macleod Trail South, Chinook Centre and the Chinook Station LRT to the west, and Blackfoot Trail SE to the east.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of uses that are compatible with and complement existing light industrial and commercial uses in the area. The proposal is consistent with 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 is to redesignate the site from the existing Industrial – General (I-G) District to the Industrial - Commercial (I-C) District to allow for a greater variety of commercial uses within the existing building, including medical clinic, office, and retail.

The purpose of the I-C District is to encourage light industrial uses that are unlimited in size, and small scale commercial uses that are compatible with and complement light industrial uses. The I-C District is also intended to provide a transition between other land use districts and the I-G District.

The proposed I-C District allows for the continuation of industrial uses on the site, and is compatible with existing land use along 58 Avenue SE.

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Development and Site Design

The intent of this application is to allow for more flexibility of allowable uses in order to have the existing one storey building occupied. If and when the site is redeveloped, proposed plans will be assessed against relevant bylaws and policies. At that time, Administration will collaborate with the applicant in order to design a building that is prepared for industrial uses, which may involve relaxing the rules for maximum building height.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from 58 Avenue SE and the adjacent paved lane. A Transportation Impact Assessment and parking study were not required as part of this land use amendment.

The site is served by Calgary Transit bus service Route 43 McKnight / Chinook with a bus stop located within 100 metres of the site on 58 Avenue SE.

Within the Calgary Transportation Plan, 58 Avenue SE is classified as an arterial street. This portion of 58 Avenue SE is not classified as a Truck Route or Dangerous Goods Route in the Calgary Transportation Plan. Parking is not permitted on 58 Avenue SE at this location.

Utilities and Servicing

Storm sewers are not available to service this site. A storm sewer extension may be required as part of the development permit application process.

Water and sanitary 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. 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 in association with the application.

No letters in support or objecting to the proposed land use redesignation were received by Administration by the Calgary Planning Commission report submission date. Further, there is no community association in this area.

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

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory - 2009)

Within the *Municipal Development Plan* (MDP), the site is identified as Standard Industrial, which provides for a mix of industrial uses at varying intensities, while maintaining the industrial character of the Standard Industrial area. The policy states that uses that support the industrial function of the area and cater to the day to day needs of area business and their employees may be supported.

The proposal is in keeping with relevant MDP policies, as the purpose of the I-C District is to allow for small scale commercial uses that are compatible with and complement light industrial uses that are found throughout the area. The I-C District will provide a transition between other land use districts and the I-G District, and will allow for employment, entertainment and retail uses.

There is no local area policy for the site.

Social, Environmental, Economic (External)

The proposed land use district will provide opportunities for additional commercial uses while maintaining the industrial character and function of the site.

Current and Future Operating Budget

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

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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.

REASONS FOR RECOMMENDATIONS:

The proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan*. The proposed Industrial – Commercial (I-C) District integrates well with existing industrial and commercial land use and development in the area, allows for greater flexibility of use and potential revitalization of an underutilized site.

ATTACHMENTS

1. Applicant's Submission