

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0433

**Land Use Amendment in Greenview Industrial Park (Ward 4) at 4140 – 6 Street NE,
LOC2019-0010**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Se7en Deziqn on behalf of landowner 879076 Alberta Ltd (Samir Omar) on 2019 January 16. This application proposes to change the designation of the subject site from Industrial – General (I-G) District to a DC Direct Control District based on the Industrial – Commercial (I-C) District with the additional Discretionary Use of Place of Worship – Large to allow for:

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

The proposed land use amendment to DC Direct Control District is supported by Administration as it aligns with the applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted 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 0.68 hectares \pm (1.69 acres \pm) located at 4140 – 6 Street NE (Plan 8710998, Block Q, Lot 10) from Industrial – General (I-G) District **to** DC Direct Control District to accommodate a greater variety of commercial uses and allow the additional discretionary use of Place of Worship – Large, with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0433

Land Use Amendment in Greenview Industrial Park (Ward 4) at 4140 - 6 Street NE,
LOC2019-0010

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 APRIL 18:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 0.68 hectares \pm (1.69 acres \pm) located at 4140 - 6 Street NE (Plan 8710998, Block Q, Lot 10) from Industrial - General (I-G) District to DC Direct Control District to accommodate a greater variety of commercial uses and allow the additional discretionary use of Place of Worship - Large, with guidelines; and
2. Give three readings to **Proposed Bylaw 114D2019**.

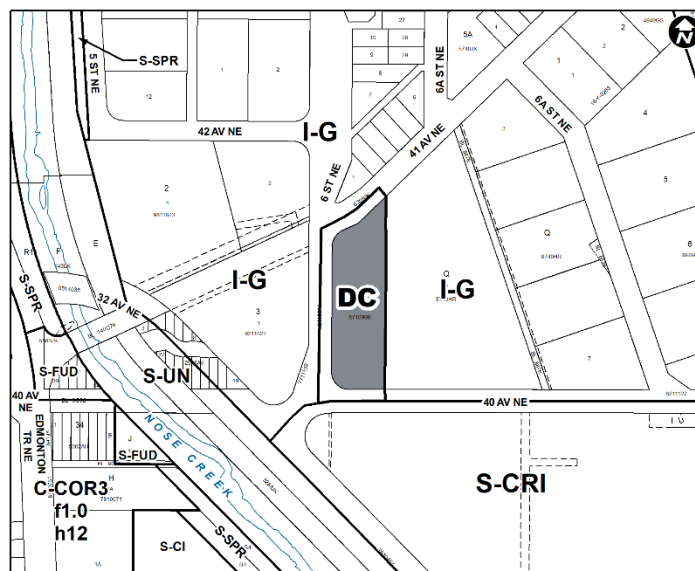
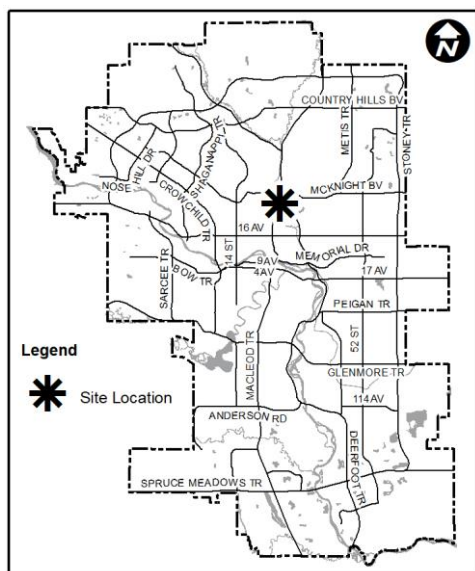
PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted by Se7en DeSign on behalf of landowner 879076 Alberta Ltd (Samir Omar) on 2019 January 16. No development permit application has been submitted at this time. The Applicant's Submission (Attachment 1) notes that the applicant is looking for a wider variety of commercial uses to attract future tenants, and is looking to accommodate a current tenant already approved and operating as a Place of Worship - Large.

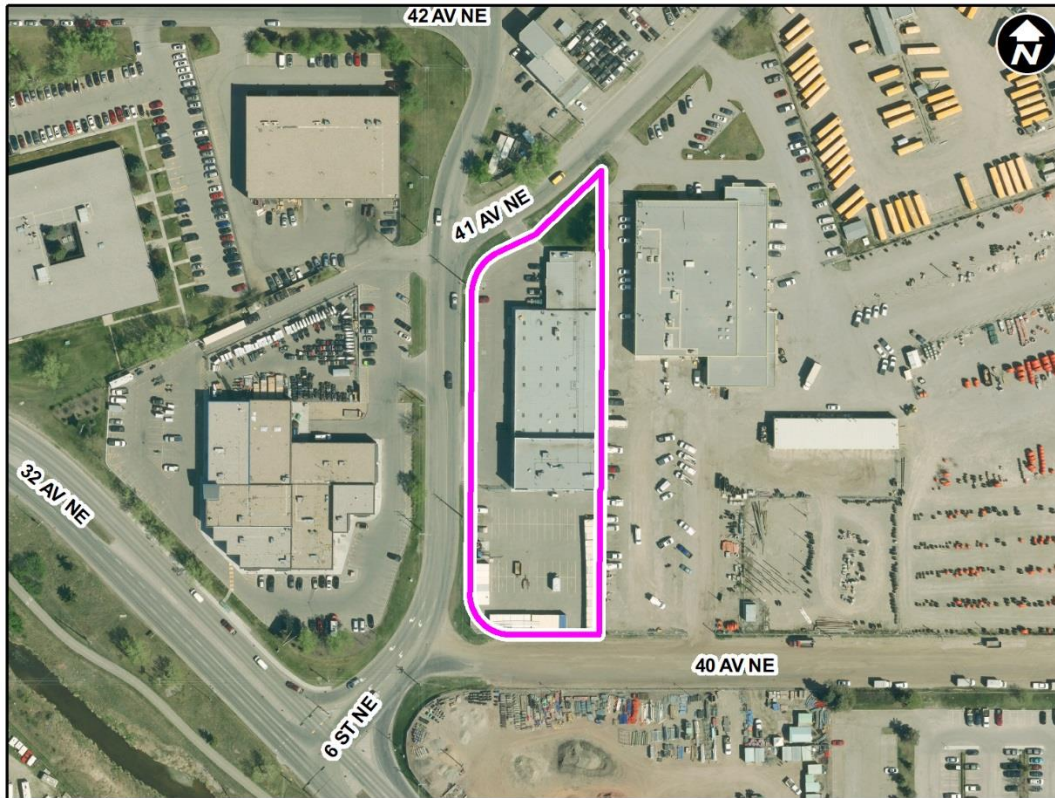
Location Maps



Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0433

**Land Use Amendment in Greenview Industrial Park (Ward 4) at 4140 - 6 Street NE,
LOC2019-0010**



Site Context

The subject site is located in the community of Greenview Industrial Park, north of 40 Avenue NE, east of 6 Street NE, and south of 41 Avenue NE. Sixth Street NE is the primary entranceway to the industrial park, making this site visually prominent and accessible to everyone entering or exiting the area. The site is approximately 0.68 hectares in size and is currently developed with light industrial and commercial uses in a primarily one-storey building that includes a two-storey bay on the south end of the building. There are also several accessory buildings (sea cans) located on the perimeter of the parking area on the south portion of the parcel. Surrounding development is characterized by a broad mix of general industrial and supporting commercial uses to the north, west and east such as Hearts Choices Café and Market, Master Meats, Cycle Works, and Burwood Distillery. To the south is Spring Gardens, a municipal works depot. The predominant land uses in this area are Industrial – General (I-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for the protection of industrial lands, while providing additional commercial options, and also allows for the existing operating Place of Worship – Large use to remain

Approval(s): T. Goldstein concurs with this report. Author: C. Stengel
City Clerk's: J. Dubetz

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0433

Land Use Amendment in Greenview Industrial Park (Ward 4) at 4140 - 6 Street NE, LOC2019-0010

without becoming a non-conforming use. These additional commercial uses have the ability to be compatible with and complementary to existing uses in the area.

Planning Considerations

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

Land Use

The existing Industrial – General (I-G) District is an industrial designation that is for a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The I-G District allows for a maximum building height of 16 metres and a maximum floor area ratio of 1.0.

A DC Direct Control District has been proposed based on the I-C District. The I-C District is intended to be characterized by a mix of light industrial uses and compatible small scale commercial uses located on the perimeter of industrial areas, ideally within 200 metres of a major street or expressway. This site is on the edge and is slightly less than 200 metres from 32 Avenue NE. Additionally, there are controls within the I-C District to address concerns that may arise in the future related to aesthetics and ensure that these highly visible parcels are attractive and provide an appropriate transition between other land use districts and the Industrial – General (I-G) District. The required side setback for a property line shared with an industrial district is 1.2 metres in the I-C District when next to an industrial parcel. The current building is directly on the east property line which is next to an I-G parcel, creating a non-conforming setback. Land Use Bylaw 1P2007 has provisions for non-conforming buildings, allowing for minor structural changes such as a new exterior door, permitting the building to keep the non-conforming status. Should larger structural changes or additional floor area be proposed, the development authority has the opportunity to approve a relaxation to the side setback, bringing the building into conformity. Merits of the proposal would be reviewed through a development permit and approval is not guaranteed.

The proposed DC Direct Control District adds the additional discretionary use of Place of Worship – Large, allowing an existing tenant to remain a listed use in the district. The I-C District allows for additional small scale commercial uses such as counselling services, medical clinics, retail and fitness centres, which may be complimentary to the existing uses in the area.

Development and Site Design

The rules of the I-C District, which the proposed DC Direct Control District is based on, will provide basic guidance for future site development including landscaping, parking and access. The site is already essentially built-out, with a building that has seen recent re-investment and modernization, so proposed new development is more likely to occupy existing and vacant spaces within the building.

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0433

Land Use Amendment in Greenview Industrial Park (Ward 4) at 4140 - 6 Street NE, LOC2019-0010

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Vehicular access to the site is available from 41 Avenue NE and 6 Street NE. No sidewalks exist in the area. The area is served by Calgary Transit bus service (Route 38) with stops located approximately 200 metres walking distance on 32 Avenue NE providing service to the Brentwood LRT station and the Whitehorn LRT station. On-street parking directly adjacent to the site is prohibited. However, there is a large surface parking lot on the south portion of the subject parcel. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Stormwater management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

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

In response to the notifications, Administration received a letter of support from Thorncliffe Greenview Community Association (Attachment 2) and no objection from Highland Park Community Association. Administration did not receive any other comments in response to this application from the public.

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.

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.

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0433

**Land Use Amendment in Greenview Industrial Park (Ward 4) at 4140 - 6 Street NE,
LOC2019-0010**

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)

The subject parcel is located within the Industrial – Employee Intensive area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The MDP notes that Industrial Areas should be predominantly industrial in nature, and seeks to protect industrial land from encroachment of non-industrial uses. The MDP also supports complimentary commercial uses that support the function of the local businesses and support the day-to-day needs of the businesses and their employees. The I-C District allows the development of a broad range of industrial uses and small-scale compatible commercial uses in alignment with the land use policies of the MDP, and is appropriate for this parcel given its context within this industrial park.

There is no local area plan effecting the parcel.

Social, Environmental, Economic (External)

The recommended land use maintains the industrial character of the area, while allowing for a wider range of commercial uses. The land use supports the viability of small businesses and provides an opportunity for investment in the area and additional job creation.

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 there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0433

**Land Use Amendment in Greenview Industrial Park (Ward 4) at 4140 - 6 Street NE,
LOC2019-0010**

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed DC Direct Control District is compatible with and complementary to the existing uses in the area, fits within the context of the area, and it provides an opportunity for a mix of light industrial and small scale commercial uses. The proposed redesignation is consistent with the intent of the I-C District and can be accommodated by existing infrastructure.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 114D2019**