

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0673

**Land Use Amendment in Manchester Industrial (Ward 9) at 4415 – 1 Street SE,
LOC2019-0033**

EXECUTIVE SUMMARY

This application was submitted by Zeidler Architecture on 2019 March 06, on behalf of landowner Enright Capital 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. Specifically, the proposed amendment will allow for:

- light industrial uses without size limitations;
- small scale commercial uses;
- a maximum floor area ratio of 1.0 (the same allowed in I-G Districts);
- maximum height of 12.0 metres (a decrease of 4.0 metres); and
- the uses listed in the I-C District.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan*.

A development permit application has not been submitted.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.41 hectares ± (1.02 acres ±) located at 4415 – 1 Street SE (Plan 7703GH, Lots A and 17) 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

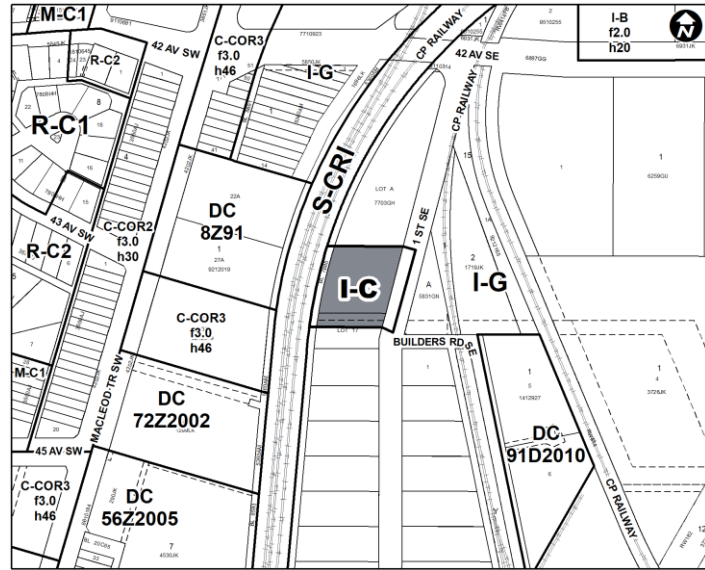
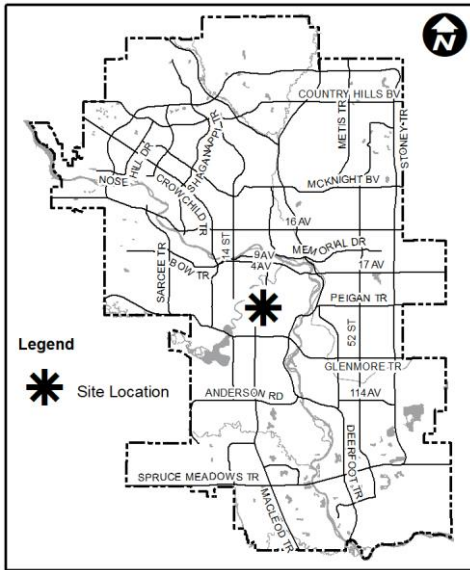
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Location Maps



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Site Context

The site is located in the Manchester Industrial area in southeast. The site is within 350 metres walking distance from the 39 Avenue SE LRT Station. The site is within 250 metres walking distance of the closest bus stop on 42 Avenue SE. The site is developed with a one-storey building.

Industrial – General (I-G) designated lands exist to the north, east, and south of the site and are developed with industrial buildings. A freight railway and light rail right-of-way exist to the west of the site. Commercially designated lands that front onto Macleod Trail S exist to the west of the railway and light rail right-of-way.

The site is located within 200 metres of 42 Avenue SE, which is the closest major road, which is identified as an Arterial Street on Map 2: Road and Street Network of the *Municipal Development Plan*.

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 proposes to change the land use designation of the site from an Industrial – General (I-G) District to an Industrial – Commercial (I-C) District.

The Industrial – General (I-G) District is intended to be characterized by a wide variety of light and medium general industrial uses and a limited number of support commercial uses. A land use redesignation of 4415 - 1 Street SE to the I-C District would continue to allow for light industrial uses, while allowing for small scale commercial uses that are compatible with and complement light industrial uses. The site is on the perimeter of the industrial area. Whereas 1 Street SE is not a major street, the site is within 180 metres of 42 Avenue SE, which is a major street, and within 400 metres of Macleod Trail S, which is also a major street.

The existing uses approved on the site, Auto Service – Major, Brewery, Winery & Distillery, General Industrial - Light, and Vehicle Sales - Minor, are listed permitted and discretionary uses in the Industrial – Commercial (I-C) District. Therefore, the proposed redesignation would not impact the existing tenants.

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Development and Site Design

The intent of this application is to allow for flexibility of uses. If and when the applicant submits a development permit application for the redevelopment of the site, the submitted plans will be assessed against the relevant bylaws, policies, and guidelines.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from 1 Street SE. The area is served by Calgary Transit bus service Route 30 (Highfield Industrial) with a bus stop located approximately 250 metres walking distance from the site on 42 Avenue SE. The site is also located within 500 metres of the 39 Avenue Calgary Transit light rail transit station. On-street parking is permitted on 1 Street SE and is unregulated.

Utilities and Servicing

Water, sanitary, and storm sewer main servicing exists to the site. Any upgrades required to the public utility infrastructure will be evaluated at the development permit stage.

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.

Following Calgary Planning Commission, notification 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.

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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 site is with an Industrial; Standard Industrial area on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The intent of Standard Industrial Area is to have existing planned industrial areas that contain a mix of industrial uses at varying intensities, which should continue to offer a broad variety of industrial uses and as the area redevelops, while maintaining an industrial character. The proposal is consistent with the *Municipal Development Plan*.

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.

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 proposed land use redesignation is consistent with the applicable policies of the *Municipal Development Plan*. The parcel's location and the area context are appropriate for the proposed Industrial – Commercial (I-C) District, which would allow for a range of business uses that would be compatible with the surrounding industrial area.

ATTACHMENT(S)

1. Applicant's Submission