

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of East Shepard Industrial, and is located west of 40 Street SE and southwest of 122 Avenue SE. The site is approximately 5.98 hectares (14.78 acres), and has access from 40 Street SE via 114 Avenue SE.

Surrounding developments include a mix of predominantly industrial, and some office and commercial support uses. The adjacent parcels to the north and northeast comprise a funeral home, and industrial warehouses. The parcel to the east is the future Shepard LRT Station and maintenance facility. The parcels to the immediate south include the future LRT alignment and a vacant site with industrial use. Deerfoot Trail SE is to the west.

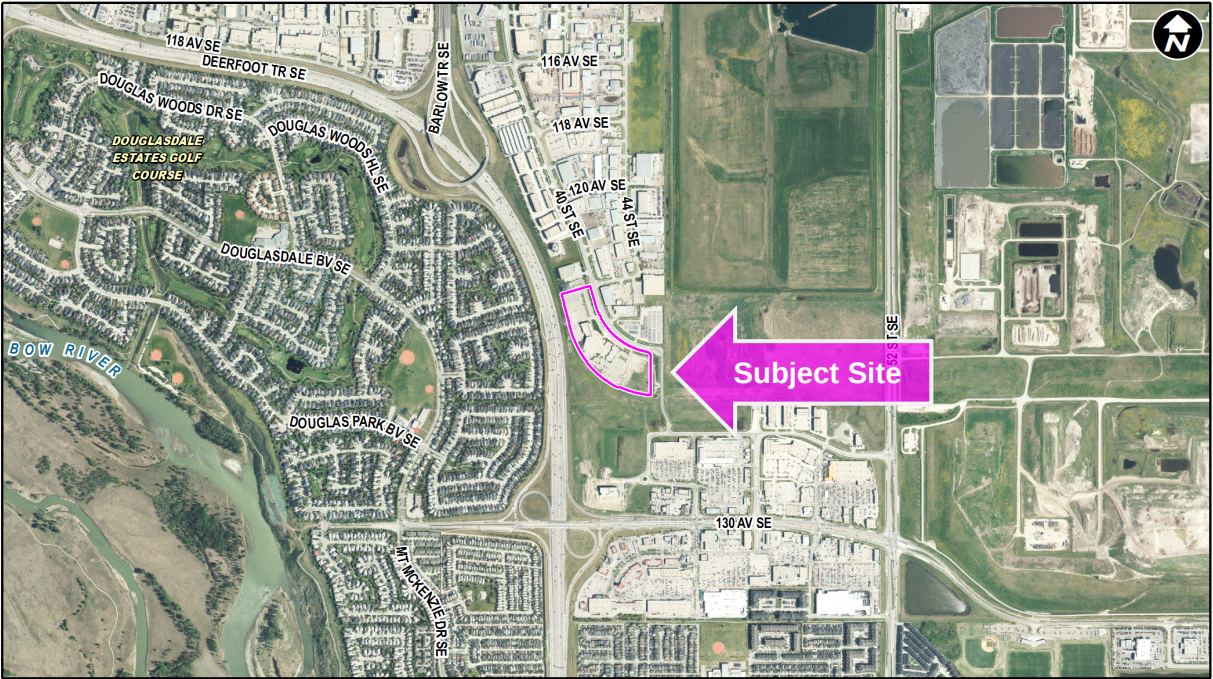
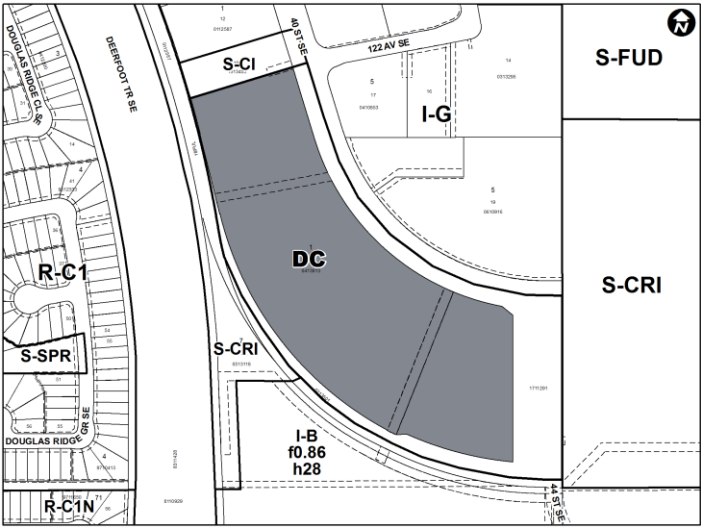
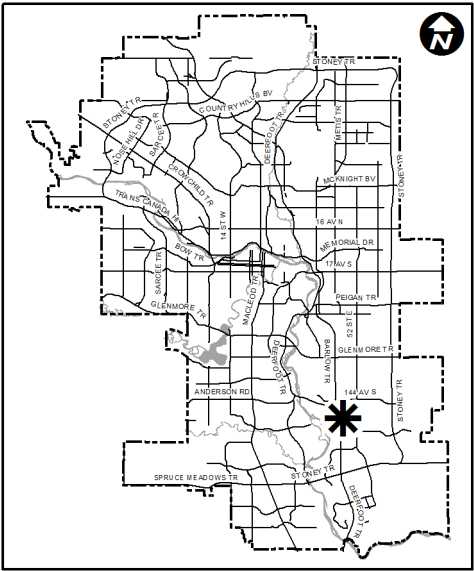
The proposed land use application seeks to redesignate the site from the existing Special Purpose – Community Institution (S-CI) District to a DC Direct Control District to accommodate a temporary shelter use within the existing church. An emergency shelter use was initially contemplated with this application, however after detailed review and discussion with The Mustard Seed, the proposed temporary shelter use meets the needs and services provided at this location. The Mustard Seed indicated they have no immediate and future plans to have an emergency shelter use at this location, which may include transitional housing, sobering facility, and additional social programs.

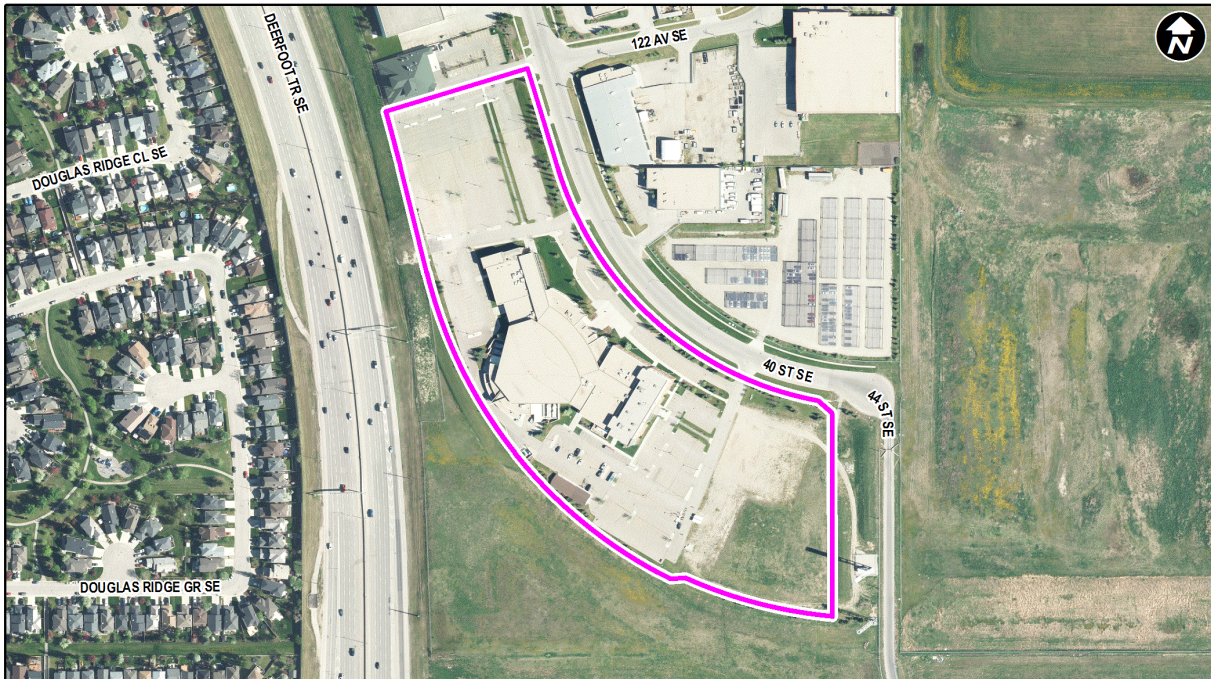
A development permit for a temporary shelter was submitted by The Mustard Seed on 2021 January 14, and is under review. The proposed temporary shelter is anticipated to accommodate approximately 100 people and provides amenities including sleeping accommodations, shower, washrooms, laundry, and dining area. Pick-up and drop-off service for clients is provided via private shuttle service. Council's approval of the proposed land use amendment is required to accommodate for this development.

Community Peak Population Table

Not applicable as there is no residential population in East Shepard Industrial.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Special Purpose – Community Institution (S-CI) District is intended to provide large scale culture, worship, education, health, and treatment facilities. The existing S-CI District does not accommodate temporary shelter as a use.

The proposed DC District (Attachment 2) is based on the same rules of the existing S-CI District. There are no changes to the building height or building size rules as the church will continue to remain the same and the temporary shelter will be located within the existing building. The proposed DC District has the following development rules:

- The maximum use area for a Temporary Shelter is 1500.0 square metres
- A development permit for a Temporary Shelter must not be approved for a period exceeding five (5) years. A new development permit may be applied for the renewal for the temporary use.

A DC District is being proposed for this site as a temporary shelter use is only allowed in the Special Purpose – City and Regional Infrastructure (S-CRI) District. The proposed DC District allows temporary shelter as a discretionary use, it provides guidance on the use area, the term of approval, and allows the development authority to grant relaxation on the size of the use. The maximum use area in the DC District will accommodate the needs of the shelter which includes

the sleeping accommodation, dining area, washrooms, and other associated amenities. The DC District restricts the temporary shelter as a temporary use but allows the ability for renewal. The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

In addition, the proposed DC District also includes the opportunity for relaxation of Section 7(1) of the proposed DC District, which includes a maximum use area for Temporary Shelter. The intent is to allow a small amount of flexibility should minor bylaw relaxations be identified during the development permit review. Any relaxations granted would still have to meet the test for relaxation included in Bylaw 1P2007.

Development and Site Design

A development permit (DP2021-0259; Attachment 5) is currently being reviewed by Administration. For the development permit review, The Mustard Seed provided additional information on the programming of the operation, including pick-up and drop-off service for clients, anticipated number of staff and clients, use area, services offered, and supervision of clients. Details of the proposal including use areas, term of approval, and parking and safety requirements will be reviewed at the development permit stage.

Transportation

A Transportation Impact Assessment or parking study was not required as part of the land use amendment application. At the time of a development permit review, access and mobility requirements will be to the satisfaction of Administration. The area is served by Calgary Transit, with the subject site within approximately 950 metres of the Route 150 bus stop on 116 Avenue SE.

Environmental Site Considerations

There are no known outstanding environmental contaminant issues associated with the site and/or proposal.

Utilities and Servicing

Water, sanitary and sewer services are available and can accommodate the proposed redevelopment of the subject sites without the need for off-site improvements at this time.

Legislation and Policy

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 establish strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located in an area identified as a Standard Industrial Area in the [Municipal Development Plan](#). Standard Industrial Area is intended to allow for the development and retention of a broad range of industrial uses at varying intensities. Portions of the Standard Industrial Areas may be appropriate for redevelopment as non-industrial or mixed-residential business areas, depending on the surrounding site context, proximity to existing communities, and access to public transportation such as the Primary Transit Network.

The subject site is within proximity to the future Shepard LRT Station and Maintenance and Storage Facility. Transit-supportive land uses, including higher density residential and employment development may be appropriate within the proximity of the Primary Transit Network. The shelter provides employment opportunity for staff and provides short term temporary residential accommodation.

Climate Resilience Strategy (2018)

This application does not specifically include any measures that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

Southeast Industrial Area Structure Plan (Statutory – 1996)

The subject site is located in an area identified as a General Light Industrial Area in the [Southeast Industrial Area Structure Plan](#). Developments within these industrial areas could accommodate a range of light industrial and associated uses provided they are compatible with each other and do not adversely affect surrounding non-industrial uses. Additional interface requirements, including quality building design, and landscaping may apply to development in promenade locations within these general industrial areas.

The services and programs provided by the temporary shelter will be located within the existing church. The sleeping accommodation will be located on the third floor at the south end of the building and will be away from surrounding businesses. The Mustard Seed indicated that the temporary shelter is only intended to provide short term temporary accommodation and they have no future plans for other uses at this location.