

Background and Planning Evaluation

Background and Site Context

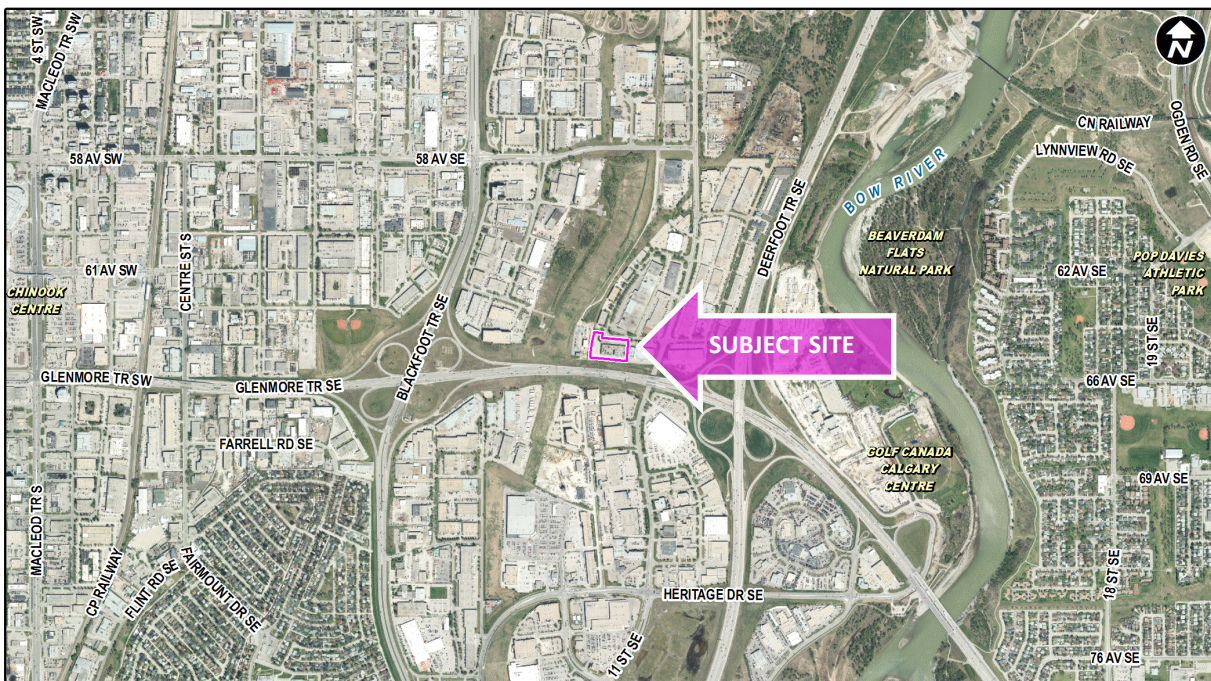
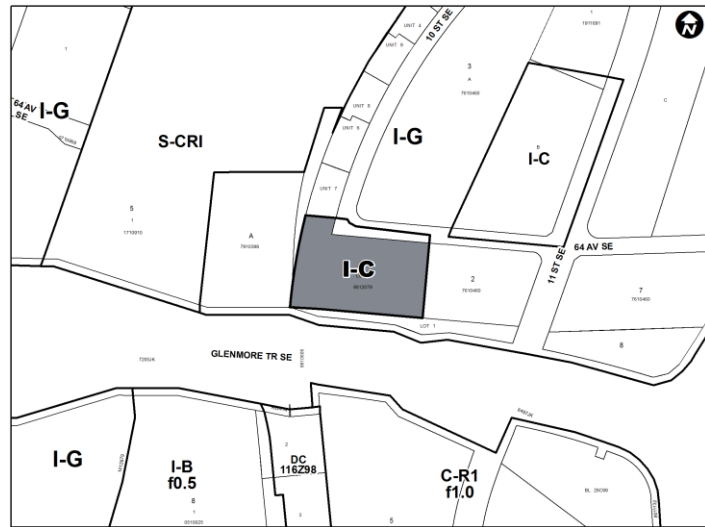
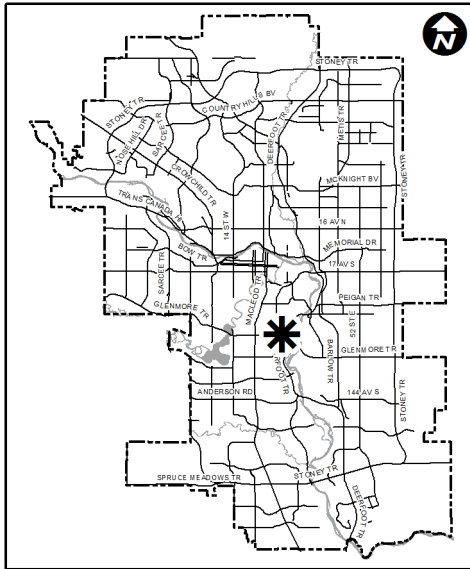
The subject site is located directly to the north of Glenmore Trail SE and approximately 300 metres west of Deerfoot Trail SE in the Burns Industrial area. The site is located in an area of I-G, I-C, and I-B land uses with surrounding development being predominantly general industrial and commercial industrial buildings, with a node of large format furniture, appliance and lighting stores located to the south along 11 Street SE.

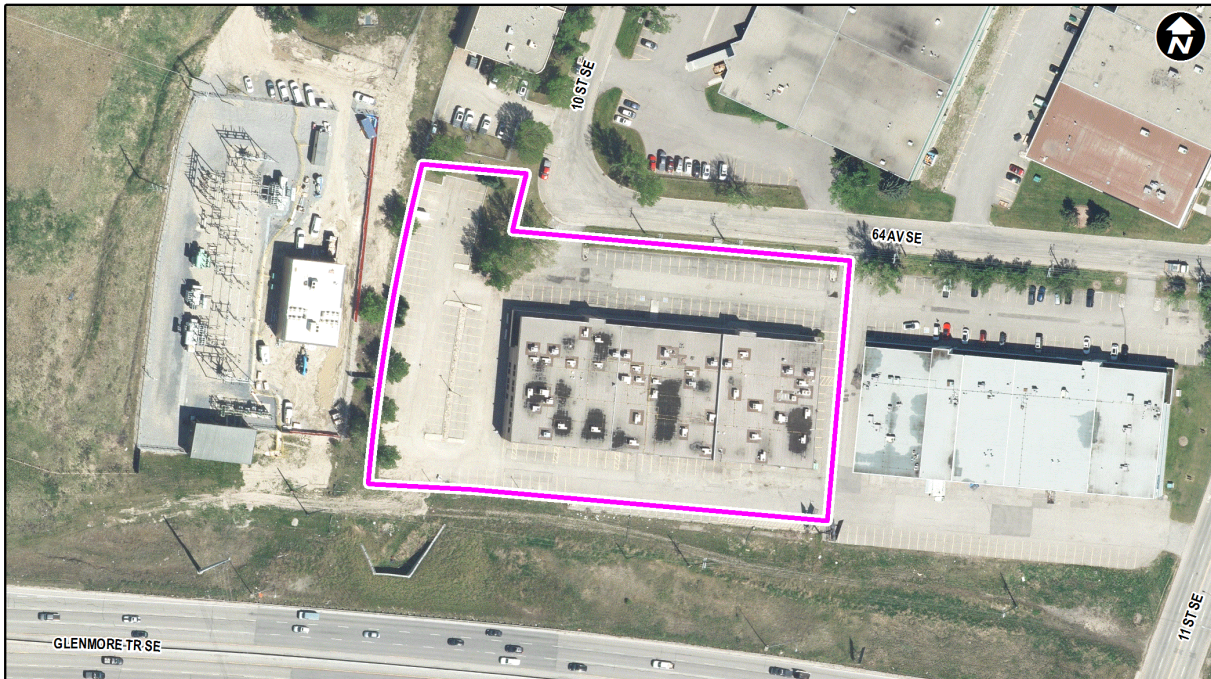
The site is approximately 1.07 hectares and is currently developed with a commercial industrial office building. The site formerly housed the Mark's Work Warehouse head office.

Community Peak Population

Not available because the subject area is an industrial area with no residents.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

This application is to redesignate the site from the I-G District to the I-C District to broaden the range of commercial industrial uses on the site. The I-G District is intended to accommodate light industrial uses with a limited range of support commercial uses. The I-G District has a maximum height of 16 metres with a maximum floor area ratio (FAR) of 1.0.

The purpose of the proposed I-C District is to encourage light industrial uses that are unlimited in size, small scale commercial uses that are compatible with and complement light industrial uses and should be located in highly visible areas along major streets or expressways. The I-C District has a maximum height of 12 metres with a maximum FAR of 1.0.

Development and Site Design

The current built form of the development consists of a two-storey building. This building is currently constructed as an office building with limited ability to service large semi-trucks; thereby restricting the ability to retain industrial general uses on the site. No significant redevelopment of the site is anticipated through or as a result of this application.

Transportation

A Transportation Impact Assessment or parking study were not required as part of this land use amendment application. At the time of a development permit application, access and mobility requirements will be required to be to the satisfaction of Transportation Planning and suitable to serve the redevelopment of the parcel.

The area is served by Calgary Transit, with the subject site located within 250 metres to the west of the Route 43 transit stops on 11 Street SE, which provides north and southbound service.

Environmental Site Considerations

The site is located within the landfill setback of the Blackfoot waste management facility. At the time of subdivision and/or development permit application, the applicant will be required to provide supporting information for uses that require an application by The City of Calgary for a waiver for consent to vary the *Subdivision and Development Regulation* from Alberta Environment and Parks. Some of these new uses include Specialty Food Store and Drinking Establishment – Small.

An Environmental Site Assessment was not required.

Utilities and Servicing

Water, sanitary and storm mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

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](#) 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 Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Subdivision and Development Regulations (Alberta Regulation – 2002)

The entire site is within a legislated setback from the landfill and is governed by Section 13 of the Province of Alberta [Subdivision and Development Regulation \(AR 43/2002\)](#). These regulations prohibit subdivision and development permit approvals for school, hospital, food establishment, and residential uses within the 300 metre setback from the disposal area

Section 13 of the *Subdivision and Development Regulations* (SDR) limits approval of a school, hospital, food establishment or residential use on this parcel given its proximity to the Blackfoot Landfill site. This restriction would limit a number of uses that may be developed on the site under the I-C land use district. However, technological advancements may change how the uses are managed in the future, and therefore the proposed expansion of available uses on the site is considered appropriate.

Municipal Development Plan (Statutory – 2009)

This parcel is located in the Standard Industrial – Industrial Area as identified on Map 1: Urban Structures in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a broad variety of industrial uses and intensities that support the industrial function of this area and cater to the day-to-day needs of area businesses and their employees.

The proposal is in keeping with the 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.

There is no local area plan for the subject area.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.