

Background and Planning Evaluation

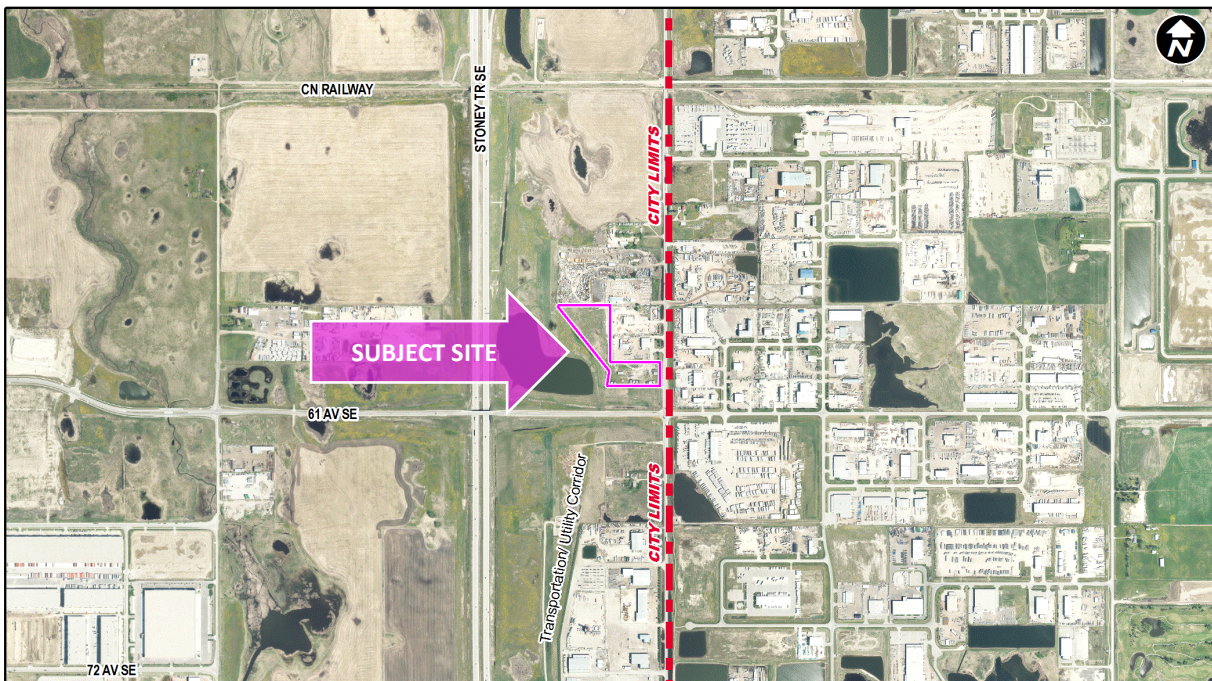
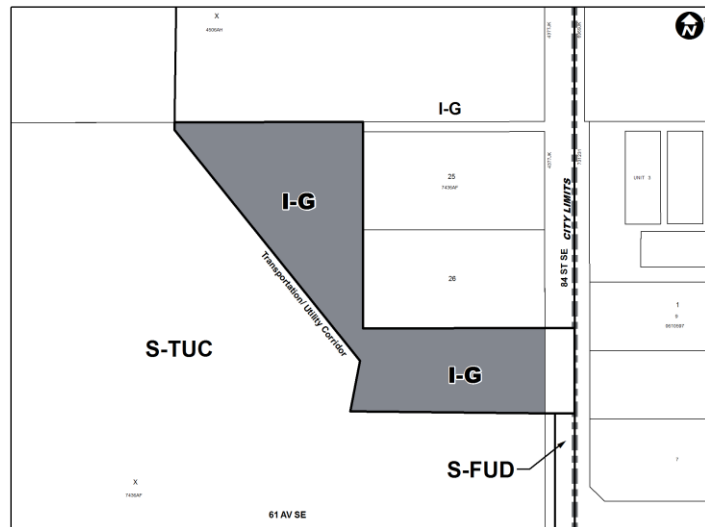
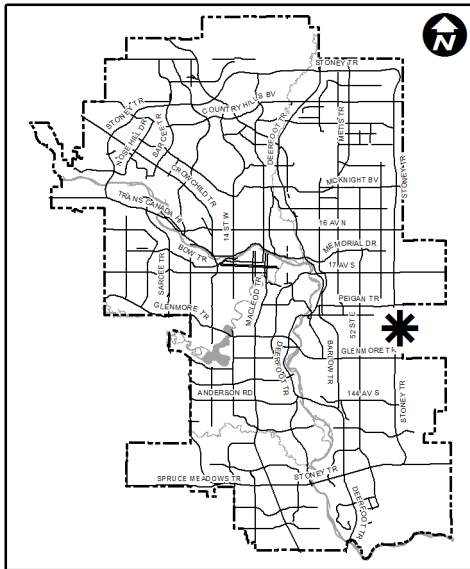
Background and Site Context

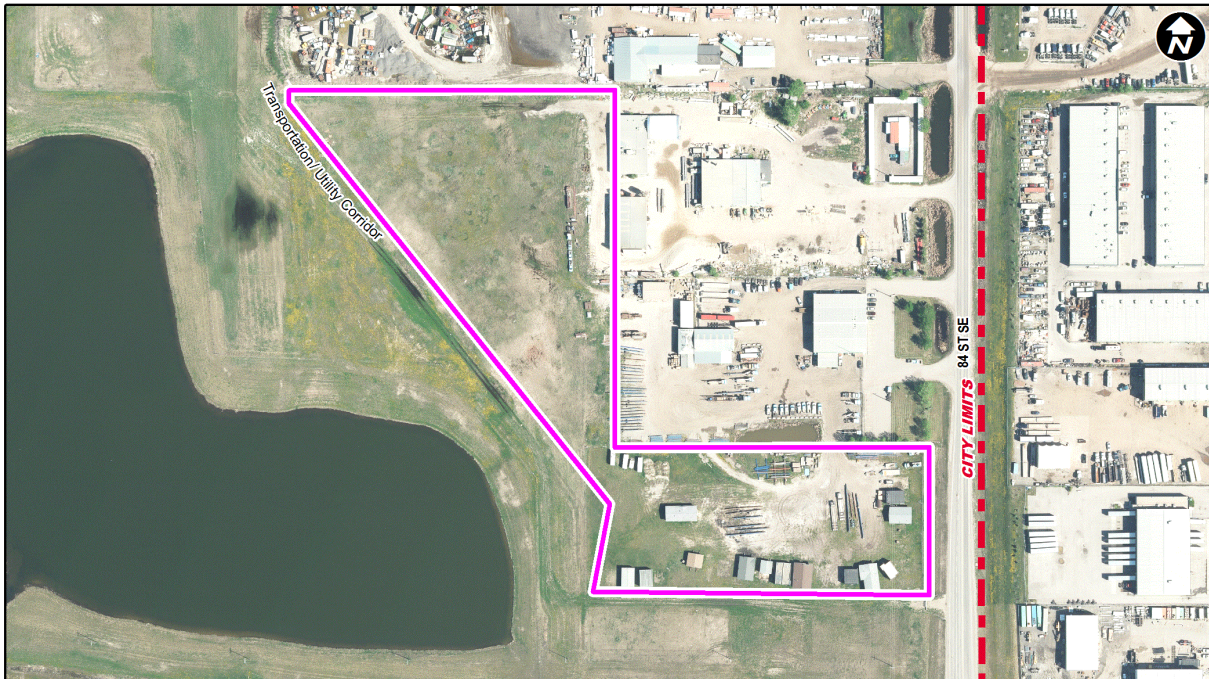
The subject site is located in Residual Sub-Area 9K, north of 61 Avenue SE, between Stoney Trail SE and 84 Street SE, along the border with Rocky View County. The site is part of lands annexed by The City from Rocky View County in 1989. The site is approximately 4.02 hectares in size and is L-shaped. The site is located in an area with a mix of industrial land use districts, and the S-FUD District allotted for future urban development. The site is undeveloped. The site is generally flat. The parcel is currently undeveloped.

Community Peak Population Table.

There is no community population data available for this area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing S-FUD District is a land use designation applied to unplanned and unserved lands and is intended to restrict premature subdivision and development. The S-FUD District allows for agricultural uses and a limited range of temporary uses that can easily be removed when land is redesignated to allow for urban forms of development.

The proposed I-G District allows for a wide variety of light and medium general industrial uses, and a limited number of support commercial uses. Different rules regarding extent of development apply to serviced and unserved I-G parcels. For unserved I-G parcels, the maximum building size is 1,600 square metres, whereas serviced I-G parcels may have a floor area ratio of up to 1.0. For both serviced and unserved I-G parcels, the maximum building height is 16.0 metres. The setbacks from all major streets is 6.0 metres.

Development and Site Design

If this application is approved, the rules of the proposed I-G District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Transportation

Vehicular access to the site is available via 84 Street SE. Currently, there is no transit service to this area. On-street parking adjacent to the site on 84 Street SE is prohibited. A Transportation

Impact Assessment was not required in support of the land use re-designation application; however, traffic analysis may be required at the development permit stage.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Public water and sanitary deep utilities do not exist immediately adjacent to the site. Stormwater drainage ditches are available along 84 Street SE. Development servicing requirements will be determined at the time of development permit application review.

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.

Rocky View/Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is located in the Plan Area on Map 1: Plan Area of the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP). The circulation protocols of the IDP were followed and Rocky View County identified no objections to the proposal on 2021 January 21.

Municipal Development Plan (Statutory – 2009)

The site is located in the Industrial – Industrial Greenfield as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage development of a broad range of industrial activities. The proposal is consistent with relevant MDP policies as the I-G District allows for a broad range of industrial uses.

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.

Shepard Industrial Area Structure Plan (Statutory – 2009)

The site is located in the Industrial/Business area on Map 3: Land Use Concept in the [Shepard Industrial Area Structure Plan](#) (ASP). The purpose of this area is to provide a wide variety of general industrial and business uses within the context of a fully serviced industrial/business park. A range of industrial, service commercial, local commercial, office, institutional, recreational, public and other compatible land uses may be considered appropriate. Until servicing, a limited range of temporary uses that do not compromise the future redevelopment vision of the ASP are of the area are allowed. The proposal is consistent with relevant ASP policies as the I-G allows for a range of industrial uses.