

Background and Planning Evaluation

Background and Site Context

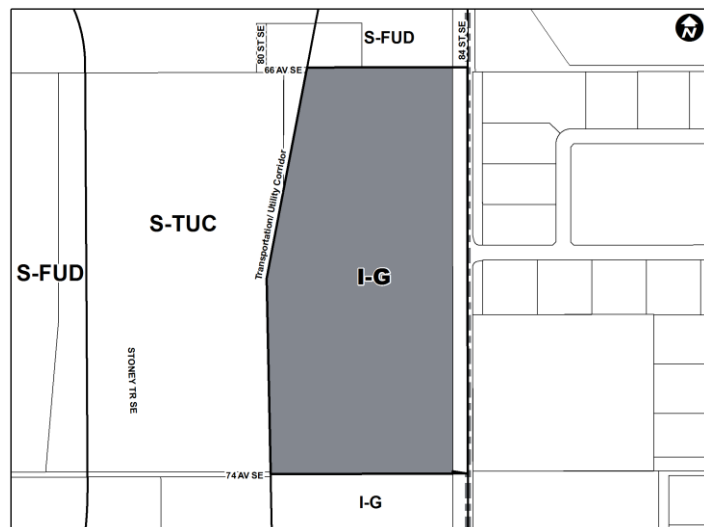
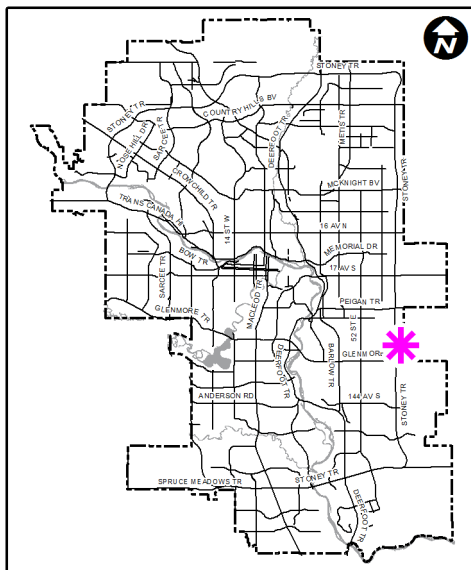
The subject site is located in the southeast community of Residual Sub-Area 9K, south of 61 Avenue SE, between Stoney Trail SE and 84 Street SE. The site is located along 84 Street SE which is the boundary between the City of Calgary and Rocky View County. The subject site is approximately 28.98 hectares (71.61 acres) in size, generally flat, and has vehicular access from 84 Street SE. The site is partially developed with industrial buildings.

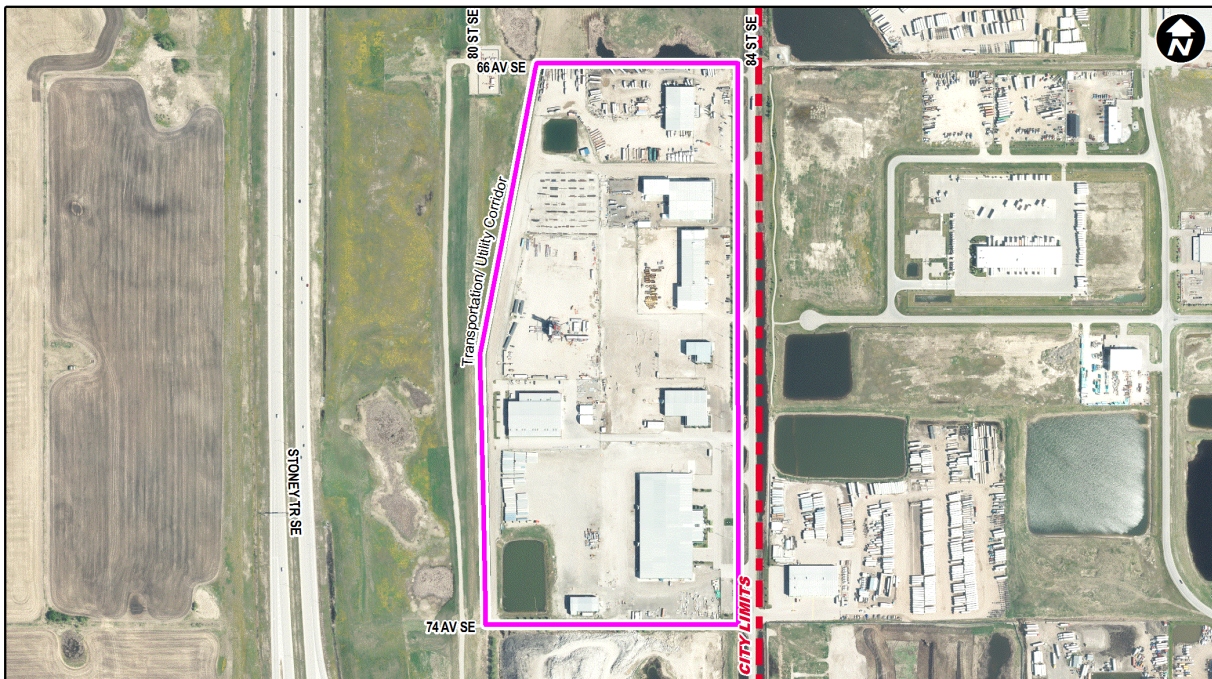
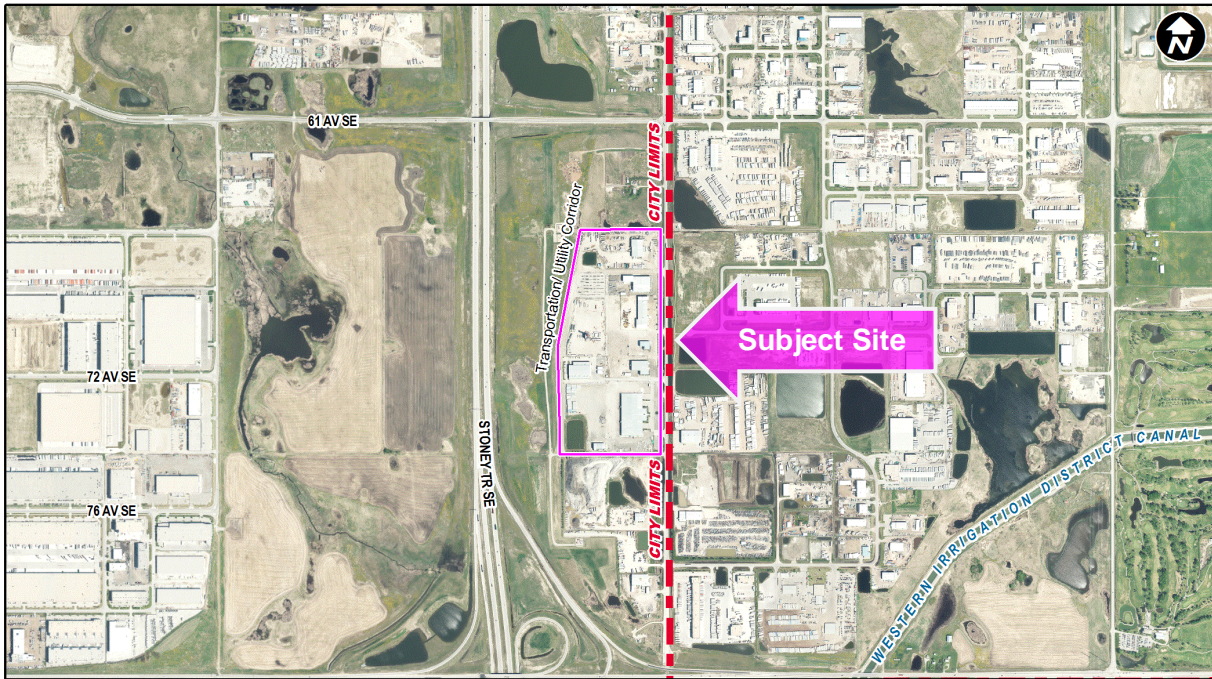
Surrounding development consist of primarily general industrial uses including offices, warehouses, manufacturing, vehicle services, freight services, and outdoor storage. To the north is a vacant land designated as Special Purpose – Future Urban Development (S-FUD) District. To the east are vacant lands and industrial developments including warehouse and freight services. To the south is an industrial development with outdoor storage designated as I-G District and Stoney Trail is located to the west.

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 site is currently designated as two DC Districts (Bylaw [98Z2006](#) and [279D2018](#)). Both DC Districts are intended to accommodate industrial related uses. Bylaw 98Z2006 covers the majority of the parcel, and Bylaw 279D2018 covers a development site in the northeast portion of parcel.

The existing DC District (Bylaw 98Z2006) was primarily based on I-2 General Light Industrial District of Land Use Bylaw 2P80. It allows for a range of industrial uses but does not include Motion Picture Production Facility.

The existing DC District (279D2018) was based on the Industrial – General (I-G) District of Land Use Bylaw 1P2007. It allows for a range of industrial uses along with the additional use of Waste Disposal and Treatment Facility. This DC District was created to accommodate a hydrovac treatment facility located on site. As indicated in the Applicant Submission (Attachment 2), the existing hydrovac treatment facility is not intended to continue into the future, and the proposed I-G District will bring the site into alignment with the property.

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 including Motion Picture Production Facility. The I-G District allows for a maximum building height of 16 metres, and provides rules that guide development on parcels that are serviced and unserved by city infrastructure. For serviced I-G parcels, the development may have a Floor Area Ratio (FAR) of up to 1.0. For unserved I-G parcels, the maximum building size is 1,600 square metres. The I-G District includes a rule where permitted uses are considered discretionary if they are located in proposed buildings or proposed additions; however, this only applies to parcels located adjacent to major streets or expressways. The rule is intended to ensure an appropriate street interface, and compliance with City policies.

Development and Site Design

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

A development permit (DP2021-2372) for Motion Picture Production Facility was submitted on 2021 April 09, and is under initial review. A development permit summary is provided in Attachment 3.

Transportation

Vehicular access to the site is available from 84 Street SE, which is classified as an Industrial Arterial street. On-street parking is prohibited on 84 Street SE. There is currently no Calgary Transit bus service to this area. A Transportation Impact Assessment was not required as part of this land use redesignation application; however, further traffic and parking analysis may be required during the development permit review.

Environmental Site Considerations

No environmental concerns were identified with this application, and an Environmental Site Assessment was not required. A hydrovac treatment facility exists on the property, and the Subdivision and Development Regulation (SDR) under the Municipal Government Act regulates setbacks from wastewater treatment facilities. No school, hospital, food establishment or residence shall be within 300 metres of the working area of an operating wastewater treatment plant, unless written consent for a variance is received from Alberta Environment and Parks. At this time, no prohibited uses have been identified within the restricted setback.

Utilities and Servicing

Preliminary utilities and servicing were reviewed along with the land use redesignation application. Municipal services (water, sanitary, and storm servicing) are not available for the subject site. The site is developed with existing buildings that are serviced by an existing private on-site interim servicing arrangement which includes wells, septic tanks, storm ponds, and fire pumps to distribute pond water to the on-site hydrants and sprinkler systems. There are currently no plans to extend municipal servicing to this area. Development servicing will be further reviewed with the future development permit and development site servicing plan circulation stages. Administration has made the applicant and landowner aware that in order for the new development to be approved, they will be required to enter into a deferred services agreement.

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 promoting efficient use of land and 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. Rocky View County requested further transportation assessment, and was provided with an operational transportation memo by the applicant describing the proposed site operation. The proposed development will be circulated to Rocky View County at the development permit stage.

Municipal Development Plan (Statutory – 2009)

The site is located in the Standard Industrial area 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 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 may be explored and encouraged at subsequent development approval stages.

Shepard Industrial Area Structure Plan (Statutory – 2009)

The site is identified as Industrial Business area on Map 3: Land Use Concept in the [Shepard Industrial Area Structure Plan](#) (ASP). The Industrial Business Area is intended to provide a wide variety of general industrial and business uses, including a range of industrial, service commercial, office, institutional, and recreational businesses. The listed uses of the Industrial (I-G) District are consistent with relevant ASP policies.