

# Background and Planning Evaluation

## Background and Site Context

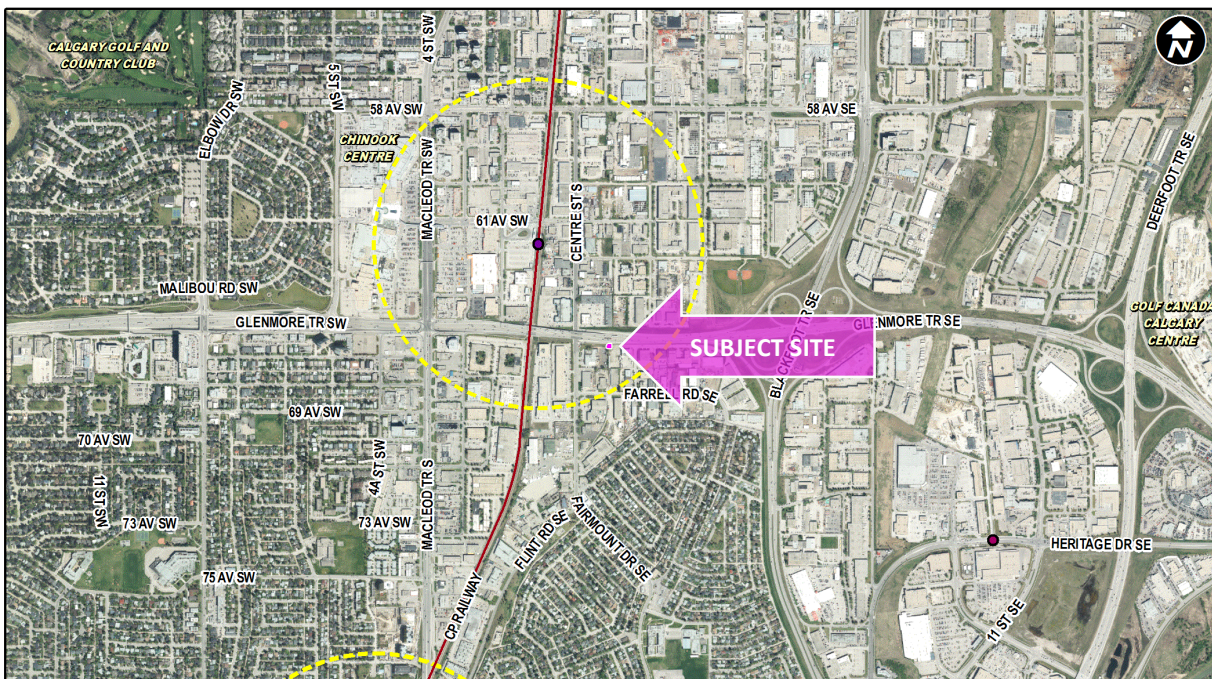
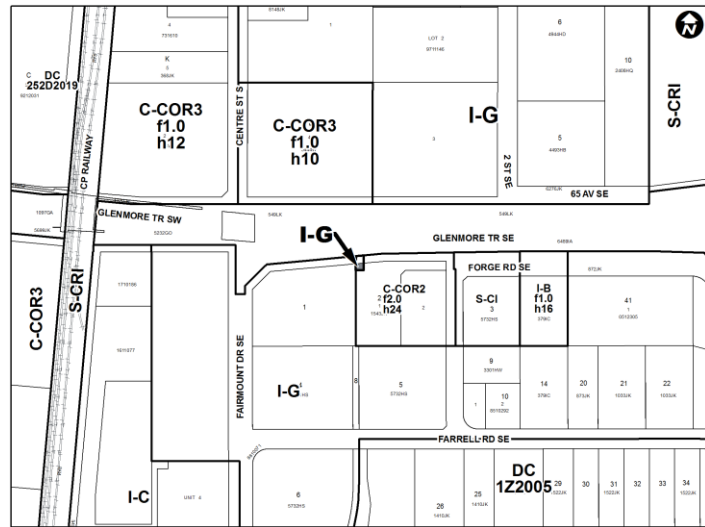
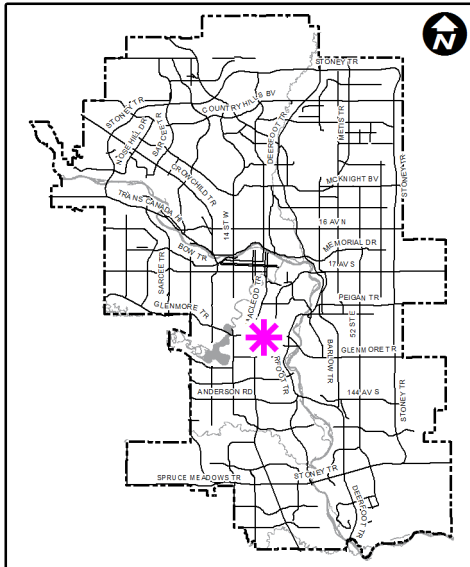
The subject site is located in the community of Fairview Industrial at the southeast corner of Glenmore Trail SE and Fairmount Road SE. This 0.006 hectare (0.01 acre) portion of the larger 0.78 hectare (1.93 acres) parcel is approximately 7.5 by 7.5 metres. Motor vehicle access to the parcel is from Forge Road SE to the east of the site. The larger parcel contains a two-storey building.

Surrounding development is mainly characterized by general industrial land uses to east, south and west, with commercial industrial buildings in the northwest and industrial land uses in the north across Glenmore Trail SE.

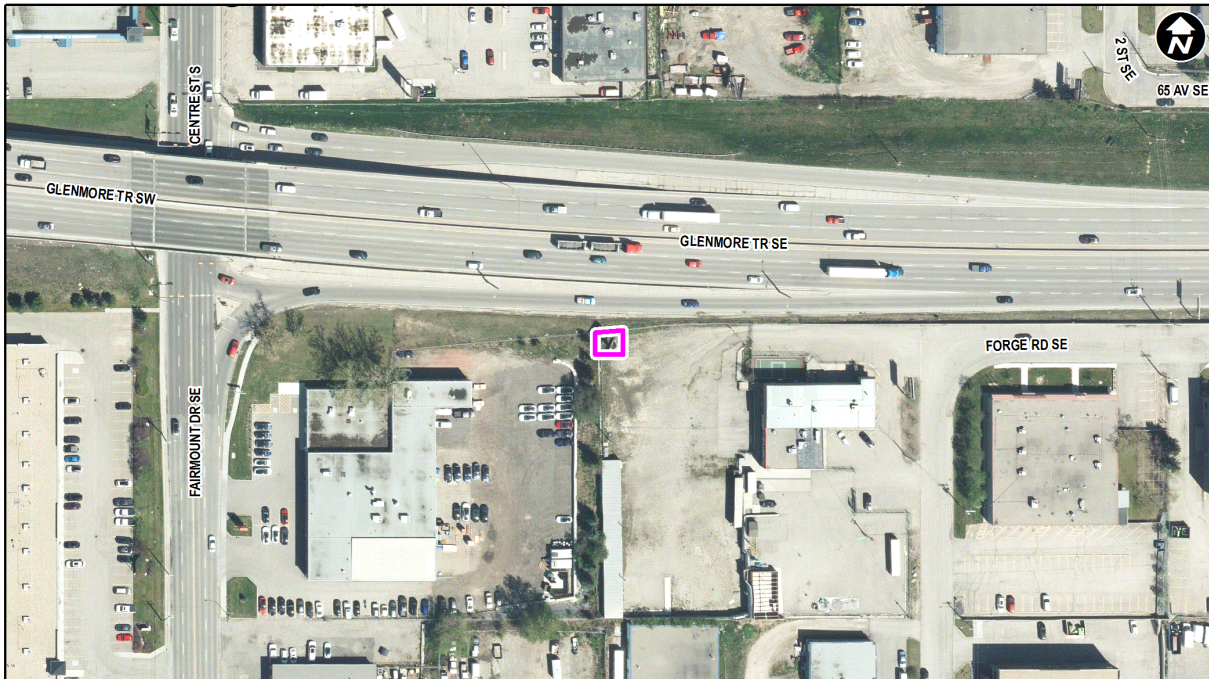
## Community Peak Population Table

There is no community population data available for this area.

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing C-COR2 f2.0h24 District allows for a wide variety of commercial uses with opportunities for residential and office uses. Modifiers establish a maximum floor area ratio (FAR) of 2.0 and building height of 24 metres. The existing land use does not allow for a Sign – Class G.

The proposed I-G District allows for a wide variety of light and medium general industrial uses with a limited range of support commercial uses and is compatible with the adjacent land uses. The proposed land use redesignation of the 7.5 by 7.5 metres northwest corner of the parcel is to allow for an existing Sign – Class G to be retained. Sign – Class G is a discretionary use in the I-G District. The long-standing existing use since 2011 is not considered a nuisance or to be negatively affecting the use and enjoyment of adjacent lands or affecting the safety of the traveling public.

### Development and Site Design

The applicant is not seeking to change the layout or design of the existing site. The intent is to continue the use of the existing Digital Third Party Advertising Sign. The rules of the proposed I-G District will provide guidance for the future uses and development applications. The temporary sign (Digital Third Party Advertising Sign) is anticipated to conform to the rules as generally prescribed under the Land Use Bylaw. Any future changes will require development authority approval.

### **Transportation**

Servicing to and for the intended use of the Digital Third Party Advertising Sign under this land use amendment will be from within the subject parcel. No direct access to the Glenmore Trail right-of-way is permitted to service the sign or structure.

### **Environmental Site Considerations**

There are no known outstanding environmental concerns associated with the subject site or proposal.

### **Utilities and Servicing**

Water and sanitary service connections exist to the subject site and existing development. Public water and sanitary utilities exist immediately adjacent to the site; while public storm utilities do not.

## **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, regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2020)**

This parcel 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 a broad variety of industrial uses and intensities that support the industrial function of this area. The proposal is in keeping with the relevant MDP policies as the I-G District is compatible with the surrounding area.

### **Climate Resilience Strategy (2018)**

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#).

### **Heritage Communities Local Area Planning Project**

There is no existing local area policy affecting this site. Administration is currently working on the *Heritage Communities Local Area Plan* (LAP) project which includes the Fairview Industrial community and surrounding communities (<https://engage.calgary.ca/heritage>). Planning applications are being accepted for processing during the local area plan process.