

Background and Planning Evaluation

Background and Site Context

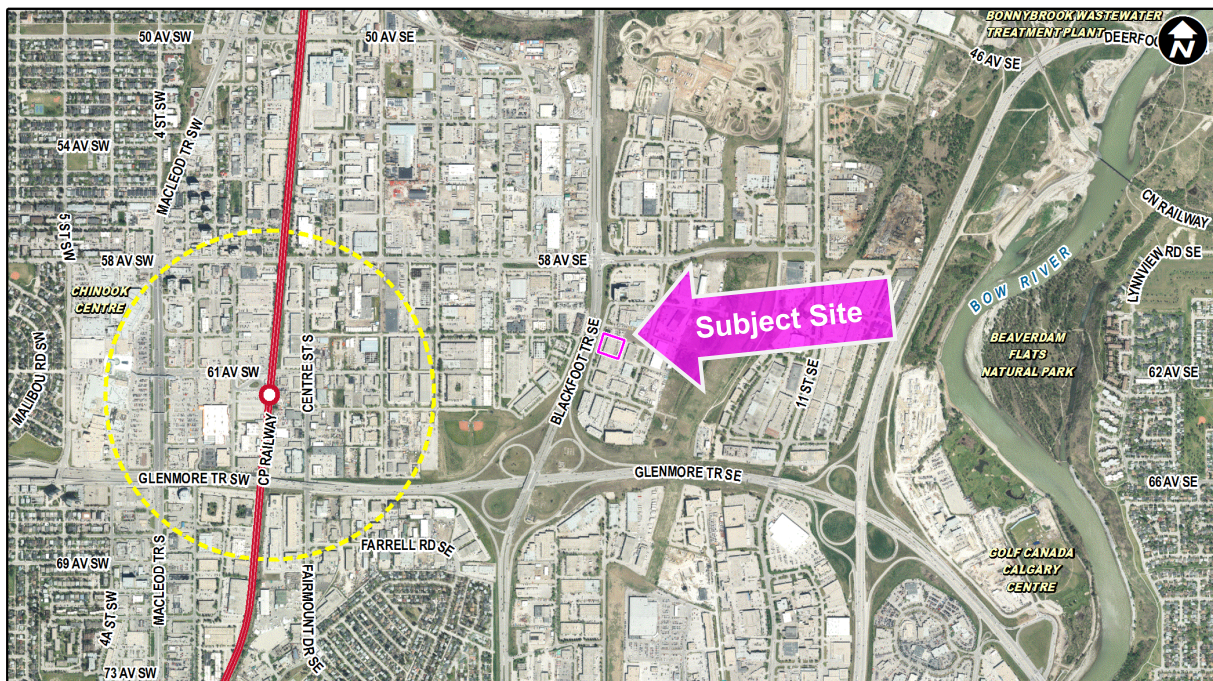
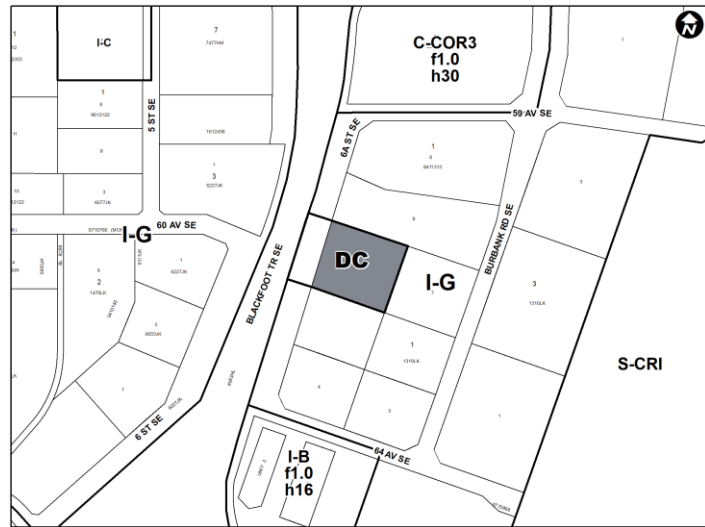
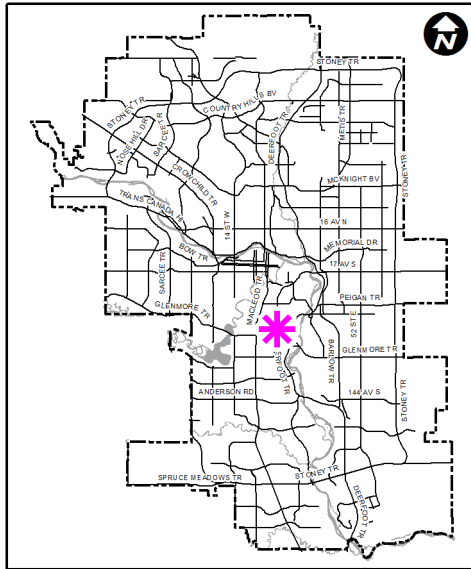
The subject parcel is located in the community of Burns Industrial on 6A Street SE, which functions as a service road for Blackfoot Trail SE. The parcel is 0.57 hectares (1.41 acres) in area, with a frontage of 70 metres, and a depth of 81 metres. The site contains an existing industrial building that was built in 1973.

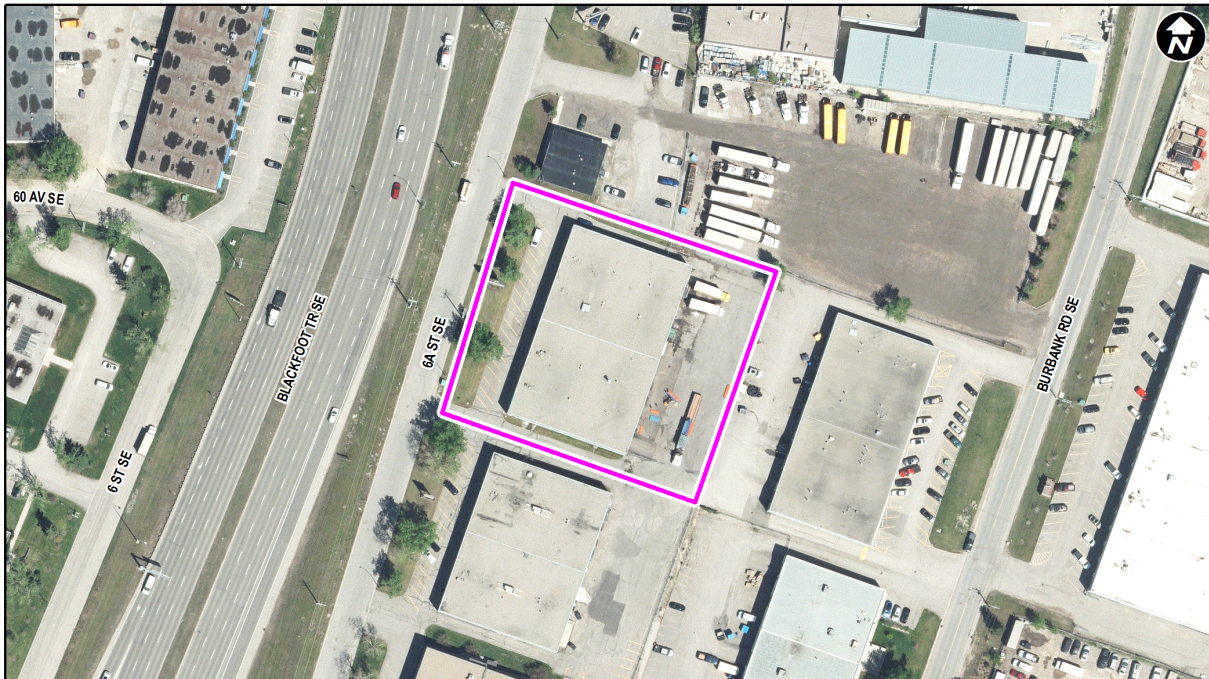
The surrounding lands are characterized by a mix of industrial buildings designated primarily as the Industrial – General (I-G) District, and the Blackfoot Hotel, designated Commercial – Corridor 3 f1.0h30 (C-COR3f1.0h30) District, is approximately 120 metres to the north. There are currently two motor vehicle access points to the site off 6A Street SE, at the northwest and southwest ends of the site.

Community Peak Population Table

Not available because the subject area is in an industrial area with no population statistics.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing I-G District allows for a wide variety of general light and medium industrial uses. Parcels within the I-G District have limits on sales and office activities to preserve a diverse industrial land base. The I-G District has a maximum floor area ratio of 1.0 and a maximum height of 16.0 metres (four storeys).

The proposed DC District (Attachment 2) is based in the I-G District with the additional use of Vehicles Sales – Major. Upon submission, this application proposed to redesignate the lands to the Industrial – Commercial (I-C) District. The application was then amended to reflect recommendations discussed with Administration during the application review.

A DC District was used in this instance, in alignment with the [Citywide Growth Strategy: Industrial Action Plan](#), as it allows an I-G District to be maintained, which will support and reinforce the industrial nature of this area. The I-G District allows for light industrial development that is not possible with other land uses, so preserving this base district will provide assurance that the light industrial nature of the site will remain in the long term.

The proposed DC District includes a relaxation rule that allows the Development Authority to relax Section 6 of the DC Bylaw. Section 6 incorporates the rules of the base I-G District in Bylaw 1P2007. These are rules of standard districts and can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC relaxation rule is to ensure such rules that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district. This relaxation rule is to allow for flexibility in addressing minor bylaw

relaxations, should these be identified during the development permit review process. Any relaxation granted must meet the test for relaxation as provided by Bylaw 1P2007.

Development and Site Design

If approved by Council, the rules of the proposed DC District and the I-G District will provide guidance for future site development. No development permit has been submitted at this time, however the applicant is seeking to add an additional use to the site within the existing building, and no significant changes to the exterior of the building, including landscaping, site access or parking are anticipated. Additional items that would be considered through the development permit process include, but are not limited to:

- ensuring that loading and unloading of vehicles does not interfere with the movement of goods and materials through this industrial region;
- ensuring that the existing parking lot design and customer accommodations are sufficient to support the proposed use; and
- potential landscaping rehabilitation and opportunities to address the objectives of the [*Climate Resilience Strategy*](#).

Transportation

The parcel is located on 6A Street SE with vehicular access to the site available via Burbank Road SE, just east of the intersection of Blackfoot Trail SE and 58 Avenue SE. 6A Street SE is classified as an Industrial Street, while Blackfoot Trail SE and 58th Ave SE are both classified as Arterial Street, as per the Calgary Transportation Plan. The area is served by Calgary Transit Route 43 (McKnight-Westwinds Station/Chinook Station) with a bus stop approximately 600 metres away (seven-minute walk) at 58 Avenue SE. This route provides service every 15 minutes during peak hours. A Transportation Impact Assessment was not required in support of this land use redesignation application.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water and sewer servicing are available. Servicing requirements will be determined at the time of development to the satisfaction of Water Resources.

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.

Municipal Development Plan (Statutory – 2009)

The site falls within the *Industrial – Standard* typology as per Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The Standard Industrial Area consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas are intended to allow for a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained.

Section 3.7 *Industrial Uses* provides direction on preserving industrial-based uses in industrial areas to contribute to a strong and prosperous economy, and these areas should be maintained as a major economic driver for the City of Calgary. Industrial areas should resist the encroachment of non-industrial uses into them, including residential, office, and retail.

There is no local area plan for this subject area.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the 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.

Historic East Calgary Communities Local Area Plan

The [Historic East Calgary Communities Local Area Plan](#) is currently on hold. When the project is relaunched, it will include the communities of Alyth-Bonnybrook, Burns Industrial, Highfield, Inglewood, Manchester Industrial (northern portion), and Ramsay. At that time, it will be considered as part of the larger local area plan program schedule which will be updated in Q1 2022. Planning applications are being accepted for processing during the local growth plan process.