

Background and Planning Evaluation

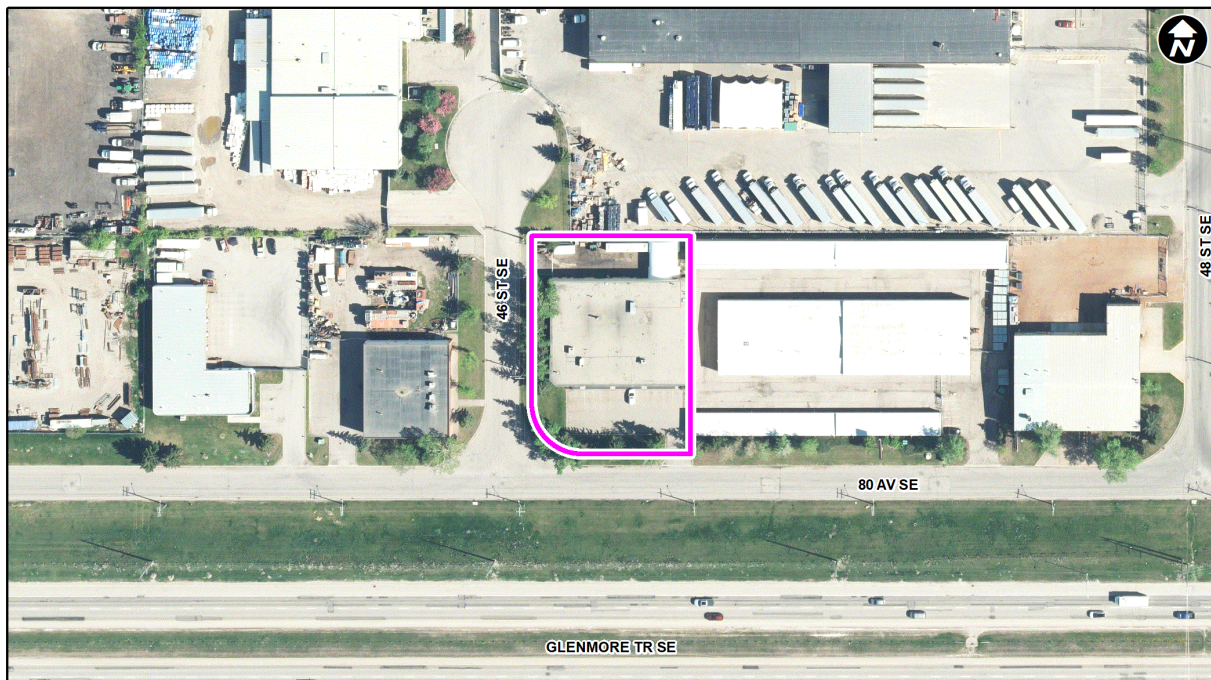
Background and Site Context

The subject site is located in the community of Foothills at the northeast corner of 80 Avenue SE and 46 Street SE. The parcel is approximately 0.29 hectares (0.72 acres) and is currently occupied by industrial development. The building fronts onto 80 Avenue SE, and can be accessed from Barlow Trail SE, and 52 Street SE.

The surrounding lands are characterized by a mix of industrial buildings designated primarily as I-G Districts, and the land to the south is an industrial parcel designated as DC District (Bylaw 44Z99). The subject site has two motor vehicle accesses and parking is provided onsite.

Community Peak Population Table

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



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, and a limited number of support commercial uses but does not accommodate Indoor Recreation Facility. The I-G District has a maximum floor area ratio of 1.0 and a maximum height of 16.0 metres.

The proposed DC District (Attachment 2) is based in the I-G District with the additional discretionary use of Indoor Recreation Facility. This application initially 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 and medium industrial development, so preserving this base district will provide assurance that industrial uses can remain achievable on the site.

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 this application is 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. The applicant is seeking to add an additional use of Indoor Recreation Facility to the existing building. No significant changes to the exterior of the building, landscaping, site access or parking are anticipated. Should a future development permit application be submitted, additional considerations such as the distribution of buildings, design, and details such as parking, landscaping and site access will be determined at the development permit stage.

Transportation

Vehicular access to the site is available via 80 Avenue SE and 46 Street SE. Both 80 Avenue SE and 46 Street SE are classified as Industrial Streets as per the *Calgary Transportation Plan*. The area is served by Calgary Transit Route 148, with a bus stop approximately 650 metres from the subject site. Service is provided every 15 minutes during the peak hours. A Transportation Impact Analysis was not required in support of the land use redesignation application.

Environmental Site Considerations

No environmental concerns have been identified at this time.

Utilities and Servicing

The site is currently developed and serviced with water, sanitary, and storm service connections. There is adequate capacity in the existing services to support the proposed land use amendment. Should any proposed site redevelopment significantly intensify the site in the future, any potential upgrades to the existing services will be determined at the development permit stage and will be at the developer's expense. The site is located within the Western Headworks (WH) Canal catchment boundary therefore any future redevelopment will be required to manage the stormwater to have a net-zero impact.

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 – 2009)

The subject site is located within the Standard Industrial area 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.

The MDP highlights the importance of industrial areas as key contributor to a strong and prosperous economy for Calgary and should be maintained as a major economic driver for the City. The MDP provides direction for maintaining industrial uses as the primary use and discourage stand-alone commercial uses in the industrial area. The proposed DC District would allow for the additional use of Indoor Recreation Facility, in addition to the uses currently allowed in the I-G District. The proposed DC District preserves the industrial-based uses and supports the additional use of Indoor Recreation Facility.

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.

Southeast Industrial Area Structure Plan (Statutory - 2009)

The subject site is located within the existing I-2 General Light Industrial District area as per Map 2: Land Use and Transportation Plan the [Southeast Industrial Area Structure Plan](#). The purpose of the general light industrial area is to provide for a range of light industrial and associated uses that are compatible with each other and do not adversely affect surrounding non-industrial uses. The proposal is consistent with relevant policies as the proposed DC District is based on the I-G District and is primary intended for a broad range of industrial uses.