

Background and Planning Evaluation

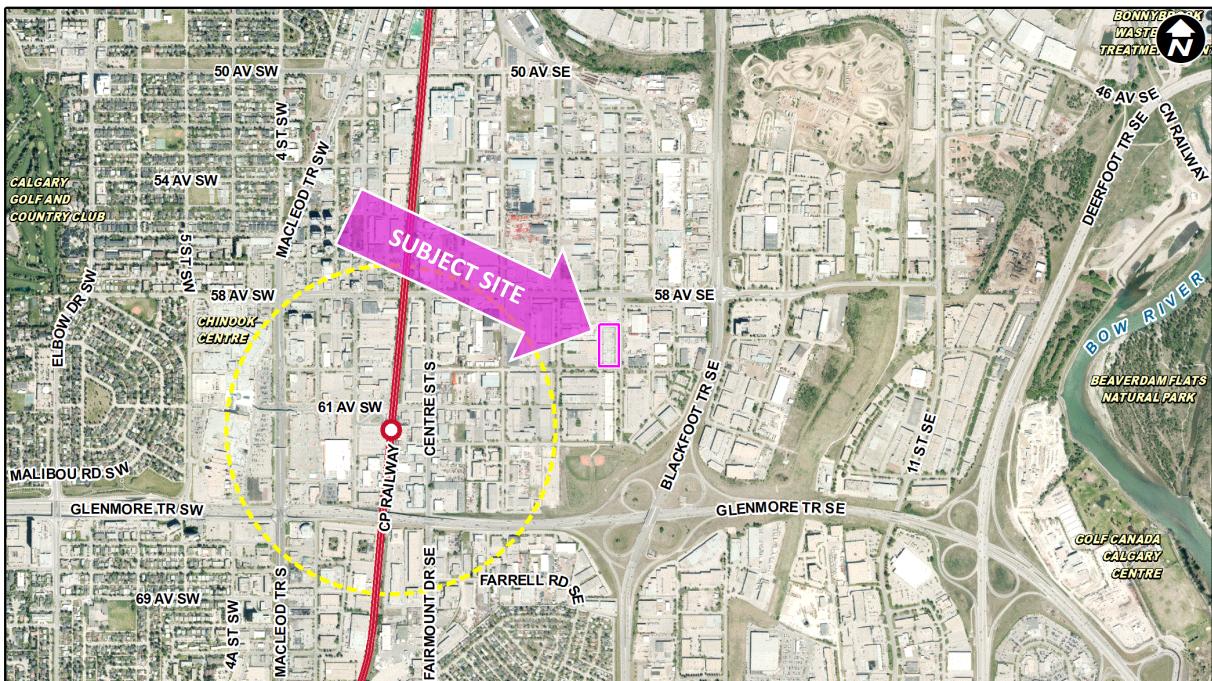
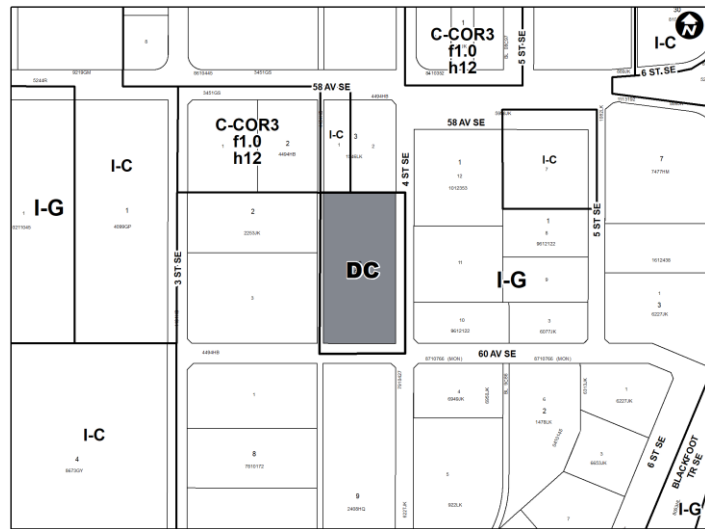
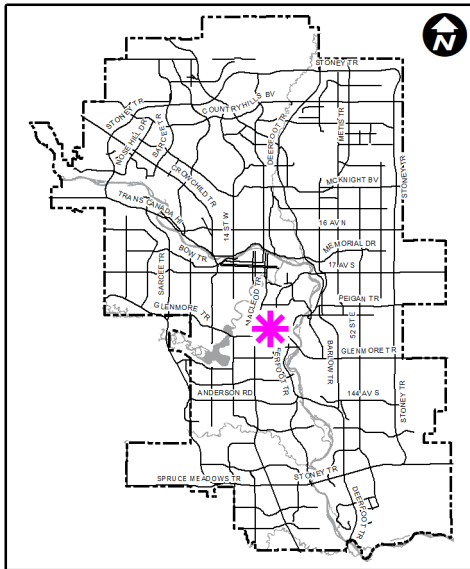
Background and Site Context

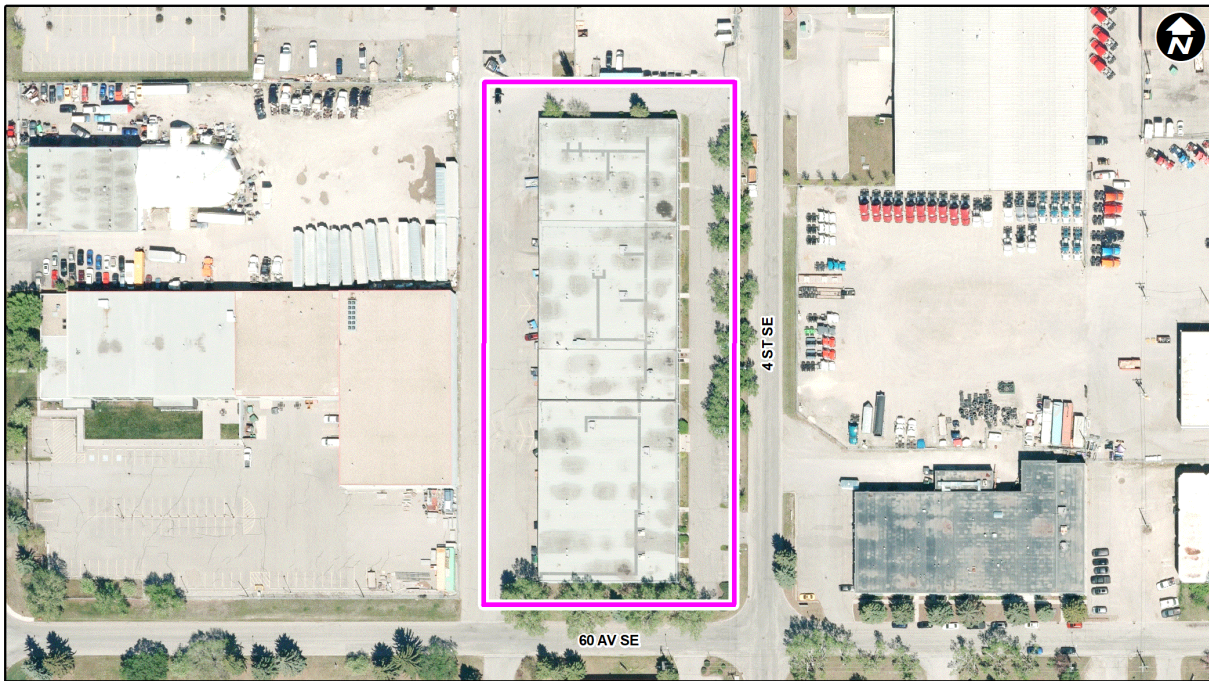
The subject site is located in the southeast community of Manchester Industrial. Surrounding development is characterized by a mixture of industrial uses under the Industrial – Commercial (I-C) District and Industrial – General (I-G) District. The site is approximately 1.11 hectares in size and is currently developed with a multi-bay industrial building. The existing tenants would not be affected by this proposed land use district change.

Community Peak Population Table

Not available because the subject area is industrial in nature.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The site is currently designated as Industrial – General (I-G) District. The I-G District accommodates a wide range of general industrial uses with a maximum building height of 16 metres, or approximately three to four storeys.

The application proposes to redesignate the site to a Direct Control (DC) District based on the existing I-G District. The proposed DC District is basically identical to the I-G District except for the additional discretionary use of Health Care Service. The DC District also establishes a maximum use area for Health Care Service of 300.0 square metres.

The proposed DC District also includes a rule that allows the Development Authority to relax specific rules. The intent in allowing a relaxation to some of the rules is to allow for flexibility and discretion where minor bylaw relaxations may be justified if the development still meets the intent of the district. Section 6 of the DC District incorporates rules of the base district in Bylaw 1P2007 where the DC does not provide for a specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development not made explicit in this DC District can also be relaxed in the same way that they would be in a standard district.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, the application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to enable the applicant's proposal due to unique characteristics. The proposed DC District would allow for an additional compatible use while maintaining the industrial nature of the site, which could not be achieved through the use of a standard land use district in the Land Use Bylaw.

Development and Site Design

If approved by Council, the rules of the proposed DC District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking.

Transportation

Pedestrian and vehicular access to the site is available via 60 Avenue SE, 4 Street SE, and the adjacent rear lane. Both 60 Avenue SE and 4 Street SE are classified as Industrial Streets as per the *Calgary Transportation Plan*. The area is served by Calgary Transit Route 43 (Chinook Station - McKnight - Westwinds Station) with a bus stop along 58 Avenue SE about 300 metres from the subject parcel. Route 23 provides transit service every 10 minutes during the peak hours. The site is located approximately 900 metres from the Chinook LRT Station and, therefore, it is not within the transit-oriented development area. A Transportation Impact Assessment was not required in support of the land use amendment 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, sanitary and storm utilities are available. Servicing requirements will be determined at the time of development.

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 application 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 subject site is located within the Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP).

Such development is intended to occur in a form and nature that respects the scale and character of existing industrial development. The proposal is in keeping with relevant MDP policies as the DC District provides for modest industrial development in terms of height, scale and massing.

There is no local area policy for the site.

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.