

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Fairview Industrial and sits on the western edge of the Deerfoot Meadows regional shopping centre. Access is provided on the east, south, and west by 5 Street SE, 77 Avenue SE, and Blackfoot Trail SE, respectively. The portion of the parcel that faces Blackfoot Trail has a one-way southbound street that provides two access points to the site. This one-way street is also called Blackfoot Trail, and it is a small branch off the main roadway. The parcel is 3.94 hectares (9.74 acres) in size and contains the Calgary Farmers Market South.

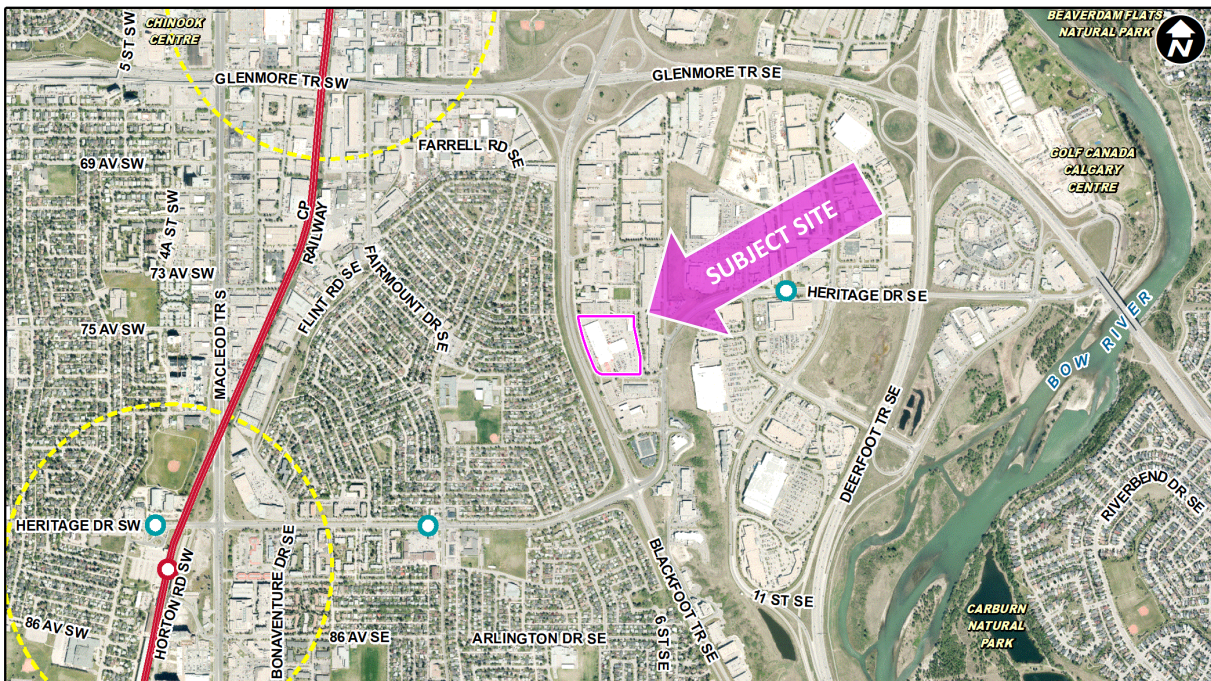
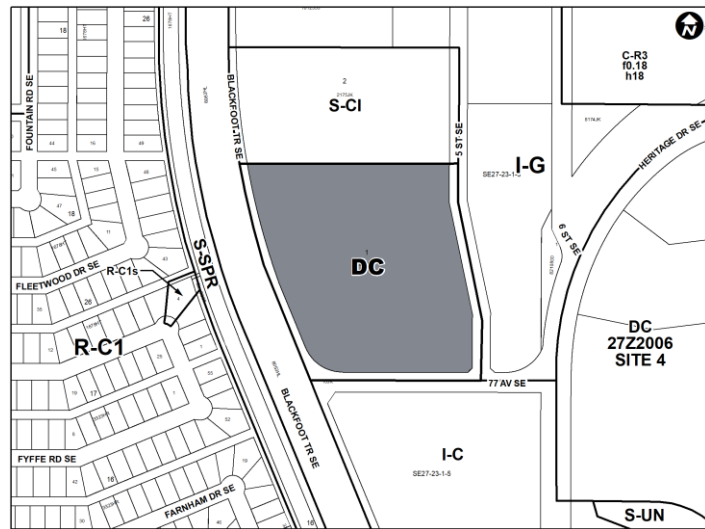
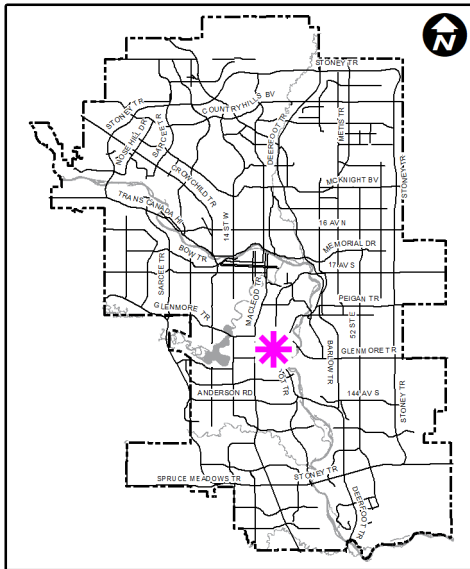
Surrounding development is characterized by a mix of institutional, industrial, commercial and residential uses. The parcels adjacent to the subject site are industrial in nature and contain businesses such as furniture manufacturing and sales, art studios, specialty food stores, and offices. East across Heritage Drive SE is the regional shopping centre, and directly across Blackfoot Trail SE is the residential portion of Fairview with primarily low-density residential dwellings. Directly to the north of the site is a Special Purpose – Community Institution (S-CI) District that contains a private school called West Island College.

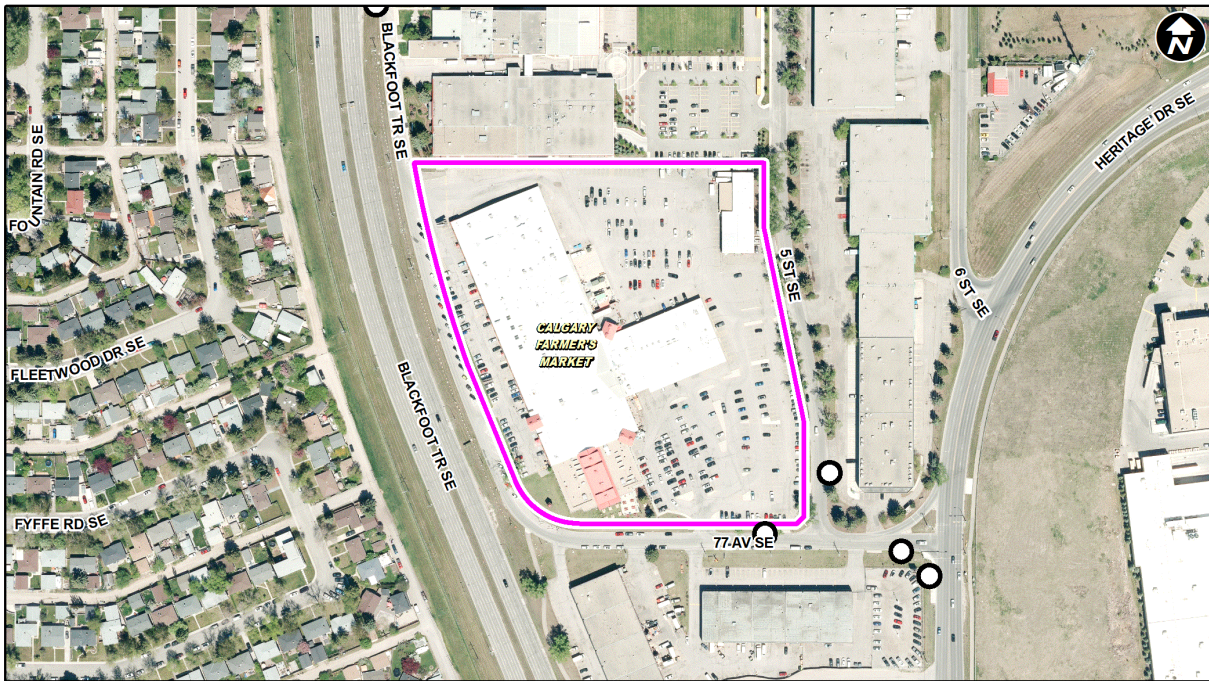
West Island College was founded in 1982 and provides education for nearly 600 students from grades 7-12. The proposed land use amendment would accommodate the expansion of additional classroom space for West Island College into the subject site. There is no direct vehicular access between the subject parcel and the private school and there is one access point for pedestrians at the midpoint between the two parcels.

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 C-COR3f1.0h12 District allows for commercial development with uses of various sizes, limited large retail uses, but does not accommodate School – Private. The C-COR3f1.0h12 Districts has a maximum floor area ratio of 1.0 and a maximum building height of 12 metres.

The proposed DC District (Attachment 3) is based on the C-COR3 District with the additional discretionary use of School – Private to accommodate the expansion of West Island College into the existing building on the subject site. The application does not propose any changes to the existing rules of the base district or remove any existing uses from the district.

The DC District proposes a new general definition and an additional rule for the School – Private to enhance pedestrian connections between the subject parcel and West Island College. These were included based on the intent of the future development for the site having a direct relation with West Island College to the north. The general definition was created for “direct pedestrian connection” to give the applicant flexibility in achieving an appropriate outcome for pedestrian movement and safety between the adjacent sites. Through Administration’s review it was deemed appropriate to include a rule that ensure students can travel safely between sites.

The DC is required to ensure that no uses would become non-conforming on the subject site if the land use amendment were to be approved. The inclusion of School – Private as a

discretionary use is deemed appropriate as it is compatible with existing uses that are already allowed in the C-COR3 District, which include Child Care Service, Instructional Facility and Post-Secondary Institution.

The proposed DC District includes a relaxation rule that allows the Development Authority to relax Section 7 of the DC Bylaw. 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. Any relaxation granted must meet the test for relaxation as provided by Bylaw 1P2007.

Development and Site Design

If the application is approved by Council, the rules of the proposed DC District will provide guidance for future site development. At this time, no significant changes are being proposed to the existing building footprint or the exterior of the building. A development permit would be required to approve the use of School – Private on the subject site. At the time of a future development permit, Administration will review pedestrian access between the two sites and details such as parking, landscaping, and site access.

Transportation

A Transportation Impact Assessment was not required for this proposal. Pedestrian and vehicular access to the site is available via 5 Street SE, 77 Avenue SE and Blackfoot Trail SE. Blackfoot Trail is classified as an Arterial Street and both 77 Avenue SE and 5 Street SE are classified as Industrial Streets as per the [Calgary Transportation Plan](#) (CTP). On-street parking adjacent to the site on 5 Street SE is regulated to a maximum of two hours during Saturday and Sunday and is not regulated during regular weekdays. No on-street parking is allowed on 77 Ave SE. A regional pathway is available on Heritage Drive approximately 100 metres (a two-minute walk) from the subject parcel.

The area is served by Calgary Transit Route 149 (Point Trotter Industrial and Heritage Station) with a bus stop adjacent to the subject site along 5 Street SE and provides transit service every 30 minutes during peak hours. The area is also serviced by Calgary Transit Route 106 (Deerfoot Meadows) with a bus stop along Heritage Drive within 100 metres (a two-minute walk) that provides services every 40 minutes during peak hours.

Environmental Site Considerations

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

Utilities and Servicing

Water, sanitary and storm deep utilities exist and are available to the subject site. 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 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 proposed site is located within the Standard – Industrial typology as per Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Standard – Industrial areas consist of planned industrial lands with varying intensities and are intended for a broad range of industrial uses.

There are no Main or Supporting Goods Movement Corridors adjacent to the subject site and minimal conflict is expected with the surrounding industrial nature of the region. Future development for this site and West Island College should consider a consolidated approach with the S-CI parcel to the north that forms an integrated planning approach to the 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.

Heritage Communities Local Area Plan (LAP) Project

There is no existing local area policy for this site. Administration is currently working on the [Heritage Communities Local Area Plan \(LAP\) project](#) which includes Fairview Industrial and surrounding communities. Planning applications are being accepted for processing during the area plan process.