

Background and Planning Evaluation

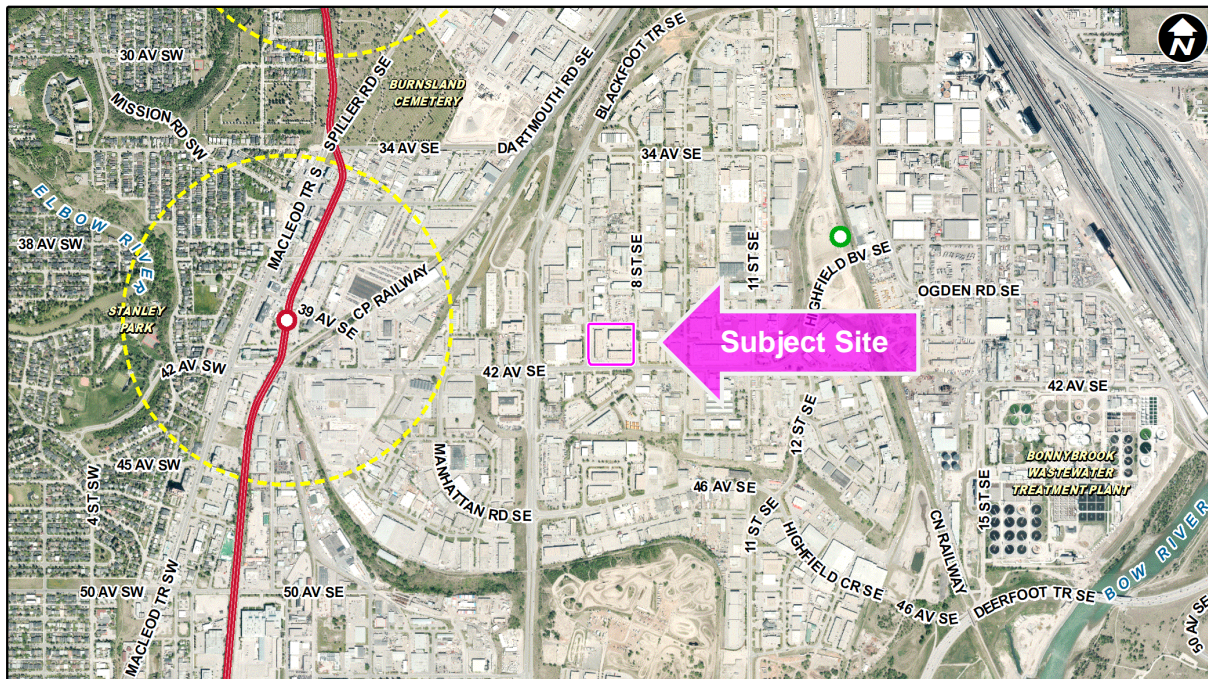
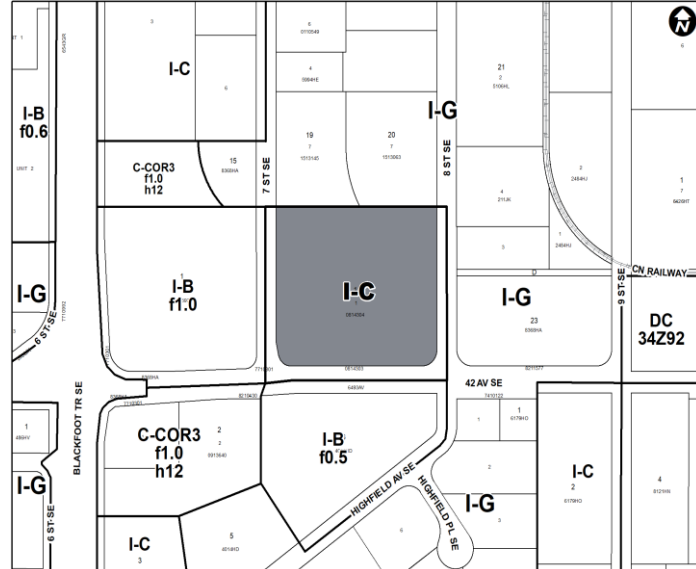
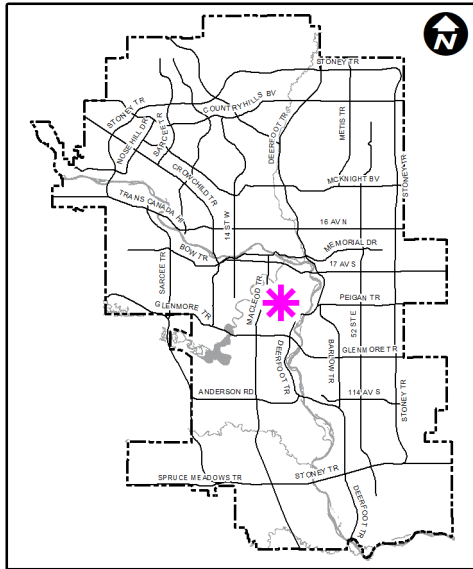
Background and Site Context

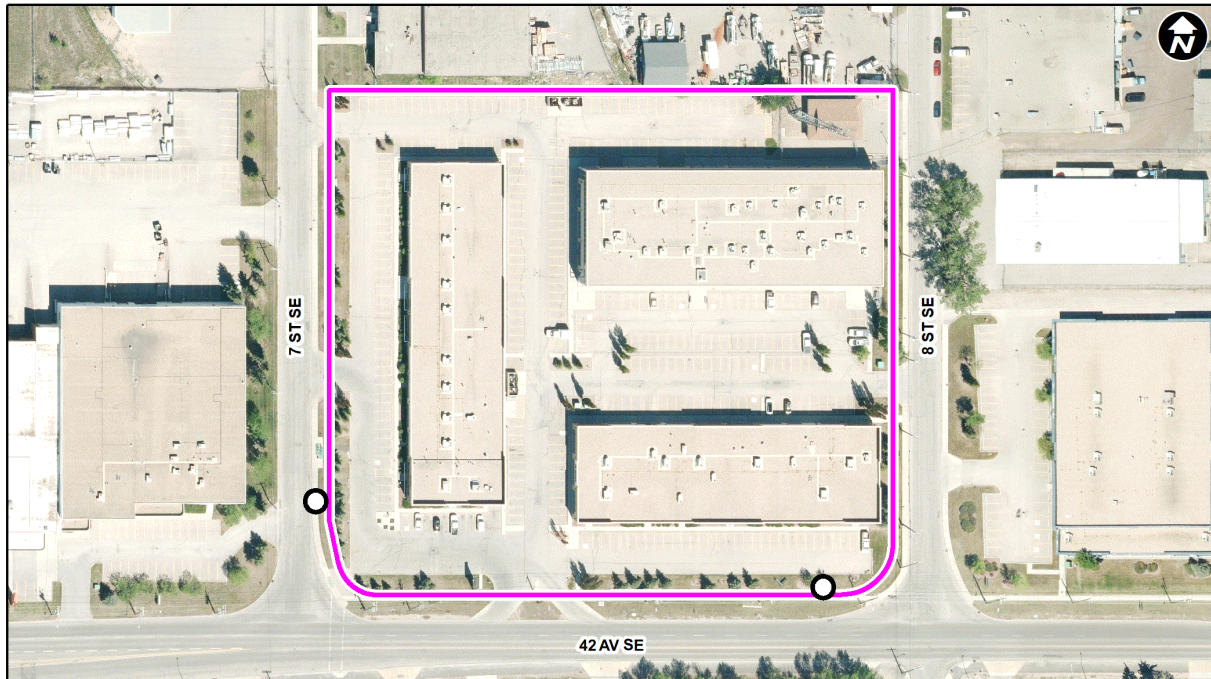
The subject site is located in the community of Highfield on the north side of 42 Avenue SE. The site is approximately 2.41 hectares \pm (5.95 acres \pm) in size and is approximately 147 metres deep and 162 metres wide. The site is currently developed with three office buildings that are occupied by a variety of commercial and business uses. The site has two vehicular accesses along the western boundary, one along the southern boundary, and two along the eastern boundary. Surrounding development is characterized by a mix of industrial, commercial, and business uses designated Industrial – General (I-G) District, Industrial – Business (I-B) District, Industrial – Commercial (I-C) District. Two Commercial – Corridor 3 (C-COR3) Districts are located west of the subject site fronting Blackfoot Trail SE.

Community Peak Population Table

Not available because the subject site is in an industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing I-G District allows for a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The I-G District has no maximum building height for parcels that are not directly adjacent to a parcel designated as Special Purpose – School, Parks, and Community Reserve (S-SPR) District and provides rules that guide development on parcels that are serviced and un-serviced by city infrastructure. For serviced I-G District designated parcels, the development may have a Floor Area Ratio (FAR) of up to 1.0.

The proposed I-C District is an industrial designation that allows for light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas. Rules within the I-C District work to address aesthetic concerns associated with more visible locations. This includes landscaping requirements within setback areas to ensure appropriate interfaces with adjacent parcels. Considering the site has been developed as a commercial/business centre that offers little opportunity to accommodate large truck movements and heavier industrial uses, the proposed I-C District is the most suitable land use district for this parcel.

Development and Site Design

The rules of the I-C District will provide basic guidance for future site development including landscaping, parking, and access. The site is already built and is mostly occupied. Proposed new uses are more likely to occupy existing and vacant spaces within the building.

Transportation

Pedestrian and vehicle accesses to the site remain via 42 Avenue SE, 7 Street SE and 8 Street SE. Calgary Transit bus stops are located along the south boundary of the subject site on 42 Avenue SE for route #147 and along the west boundary on 7 Street SE for Route #30. A Transportation Impact Assessment (TIA) and parking study was not required as part of this land use amendment.

Environmental Site Considerations

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

Utilities and Servicing

Public water, sanitary and storm utilities exist adjacent to the 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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP 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). The MDP indicates that industrial uses should be maintained as the primary use and emphasizes the importance of having a healthy industrial land base, while also recognizing that industrial areas must offer flexibility to support a variety of uses.

Part 3 Section 3.7.1 f. states that “*portions of the Standard Industrial Areas may be appropriate for redevelopment as non-industrial or mixed-residential business areas, given their proximity to existing communities and the Primary Transit Network.*” The subject site is located within close proximity to the existing 39 Avenue SE Light Rail Transit (LRT) station to the west and the future Highfield Green Line LRT station to the east.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy - Pathways to 2050](#). Any future development permits submitted for the site or existing building will include an ask from Administration on what potential climate resilience measures can be included.