

Background and Planning Evaluation

Background and Site Context

The subject site is in the community of Section 23, on the northeast side of the intersection between 52 Street SE and 94 Avenue SE. The parcel has an L-shaped configuration with an approximate size of 3.80 hectares (9.39 acres). Vehicular access is provided from 94 Avenue SE.

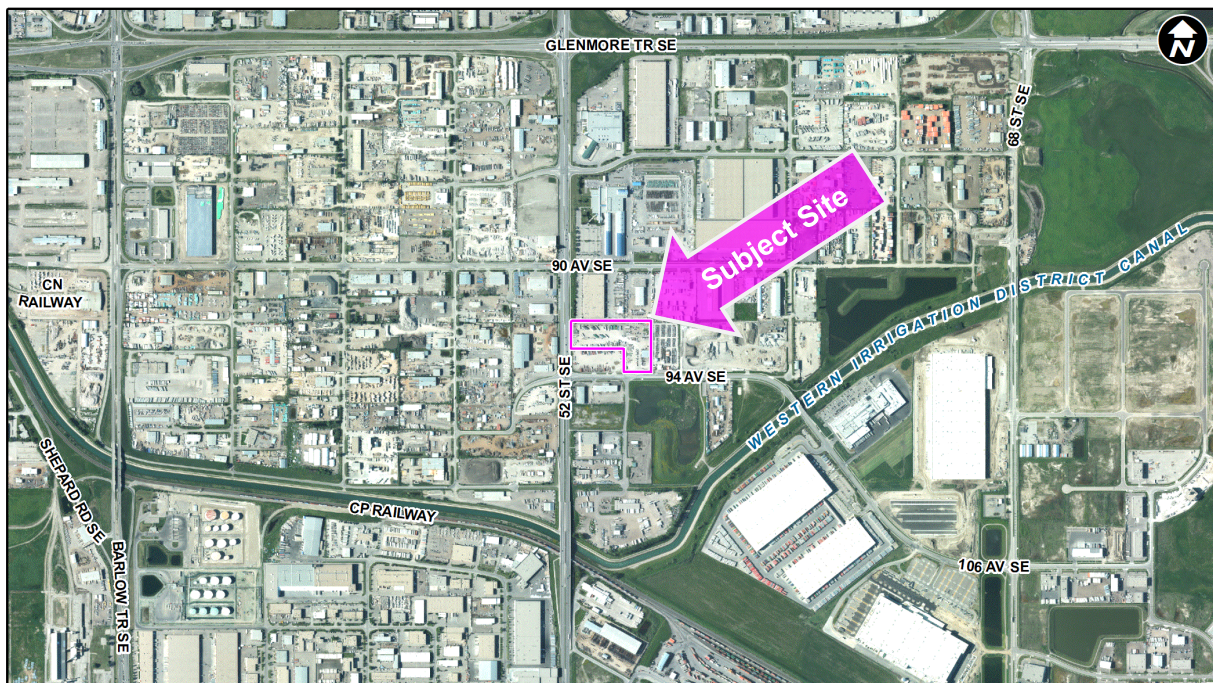
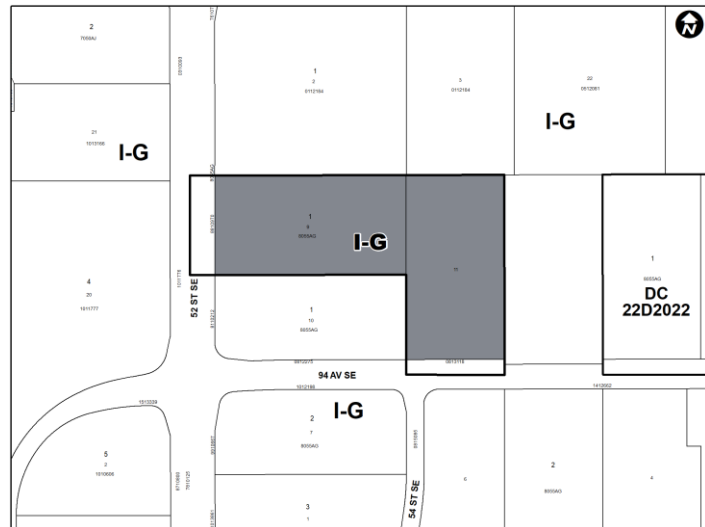
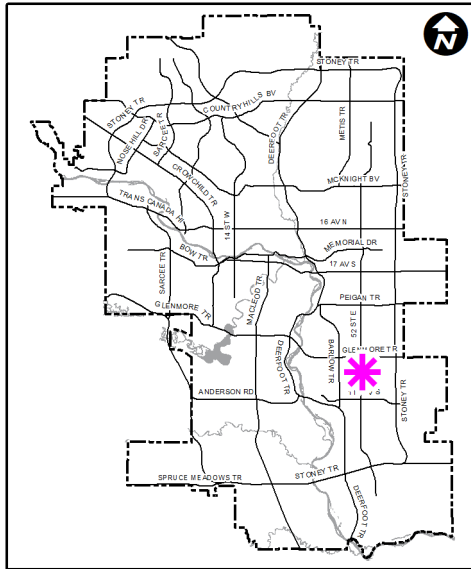
Currently three businesses operate out of this parcel (i.e., Quality West Sales – a trucking company, Xpress Transport Services – a trucking company, and Ava Maintenance Management Inc. – a landscaping company). The parcel contains one large vehicle service building with three bays used by Xpress Transport Services to maintain its vehicle fleet, and a second office building used by the landscaping company. The other areas of the parcel are utilized by these businesses for right-of-way, parking, and a storage yard.

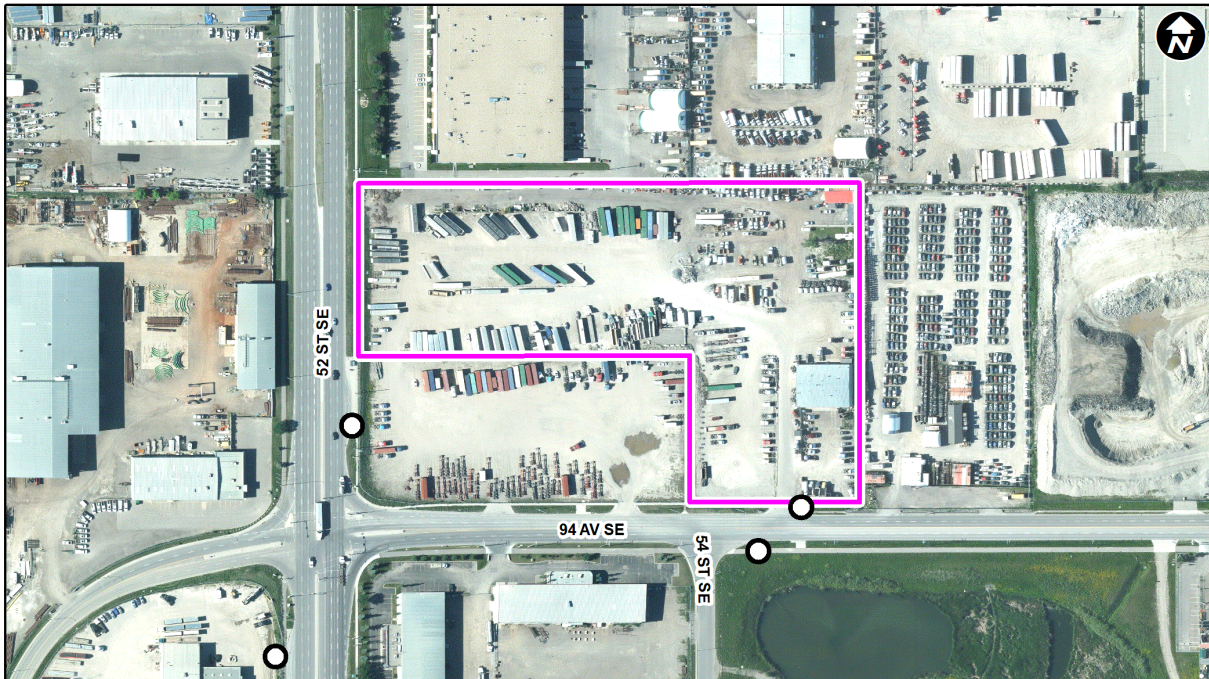
Surrounding development is generally characterized by industrial uses with Industrial – General (I-G) District parcels immediately adjacent to the subject parcel. The adjacent parcel to the south (Plan 8055AG, Block 1, Lot 10) is a separate lot on title, and functions as a storage yard for Xpress Transport Services.

Community Peak Population Table

There is no population data available since the subject site is in an industrial area (Section 23).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 92Z99](#)) is based on the I-4 Limited-Serviced Industrial District of [Land Use Bylaw 2P80](#). This District is intended to accommodate limited industrial uses characterized by the need for outside storage or processing with the additional discretionary use of outdoor auction. The subject parcel was previously used for an auction business which ceased several years ago.

The proposed Industrial – General (I-G) District would allow for a variety of light and medium general industrial uses, with no restriction on building height or lot area. The intent of this I-G District is to recognize the non-conforming status of the businesses currently operating on the subject site and which are also complementary to similar land uses in the vicinity.

Development and Site Design

If approved by Council, the rules of the I-G District would provide guidance for any proposed development.

Transportation

Pedestrian and vehicular access to the subject parcel is available via 94 Avenue SE. As per the Calgary Transportation Plan, 52 Street SE is classified as an Industrial Arterial Street, Primary Transit Network, and Main Goods Movement Corridor, while 94 Avenue SE is classified as an Industrial Arterial Street and a Supporting Goods Movement Corridor.

There is a Calgary Transit Route 149 (Point Trotter Industrial) westbound bus stop directly in front of the site on 94 Avenue SE, and a Calgary Transit Route 23 (52 St E) northbound bus stop adjacent to the site on 52 Street SE.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

No concerns were identified at this time. Water, sanitary sewer, and storm mains are available adjacent to the site. Additional details for site servicing and appropriate stormwater management for future development will be considered and reviewed as part of any future development permit application.

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 parcel is located in the 'Standard Industrial' and 'Industrial-Employee Intensive' land use typology of the [Municipal Development Plan](#) (MDP) as identified on Map 1: Urban Structure. The redesignation of the subject parcel is in alignment with the MDP policies which encourage industrial uses to be the predominant primary use and broadens the allowable industrial uses on the subject parcel for future development or industrial activities. The site location also meets the mobility policies of the MDP as it is adjacent to transit stops along a corridor served by a Primary Transit Network (52 Street SE).

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

South Industrial Area Structure Plan (Statutory 1996)

The subject parcel is classified as 'Existing I-4 Limited-Serviced Industrial District' (Map 2 – Land Use and Transportation Plan) within the [South Industrial Area Structure Plan \(ASP\)](#). Redesignation of the subject parcel to an I-G District aligns with the ASP, as this new land use would preserve the ability for industrial uses on the subject parcel, which is the predominant land use in this area.