

Background and Planning Evaluation

Background and Site Context

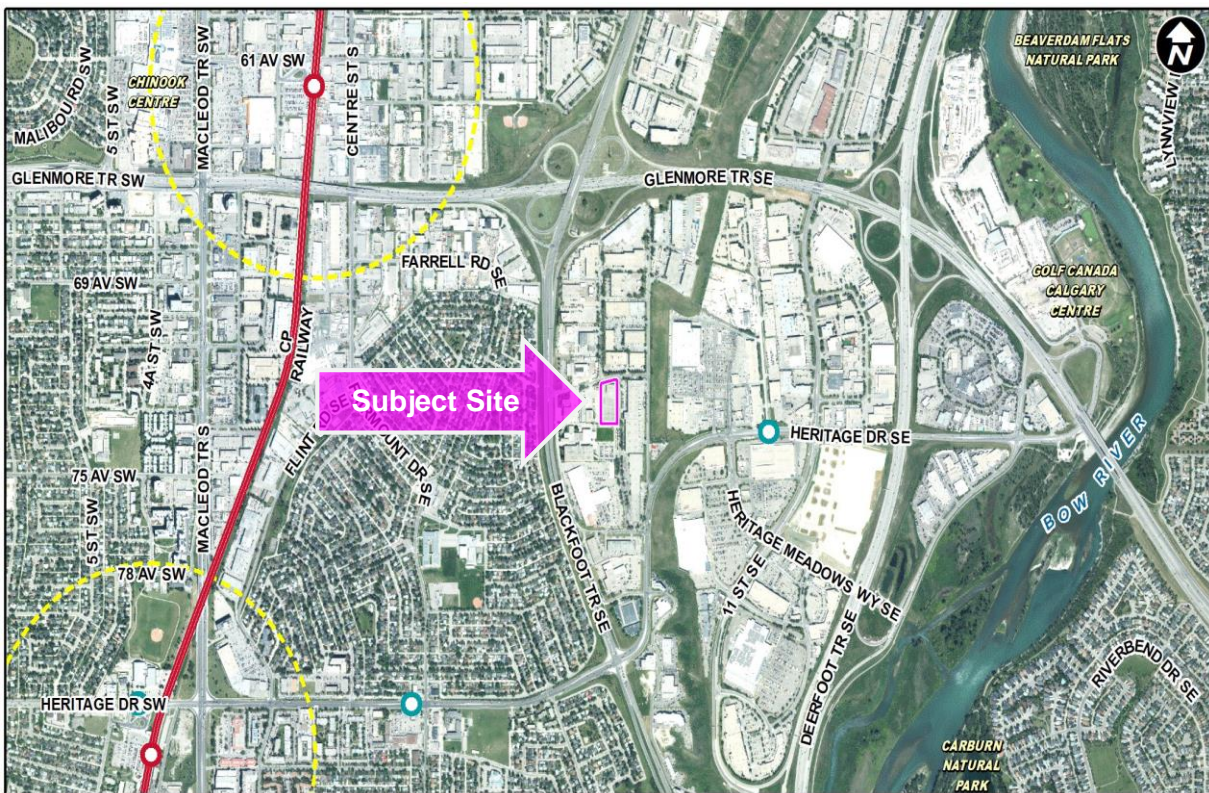
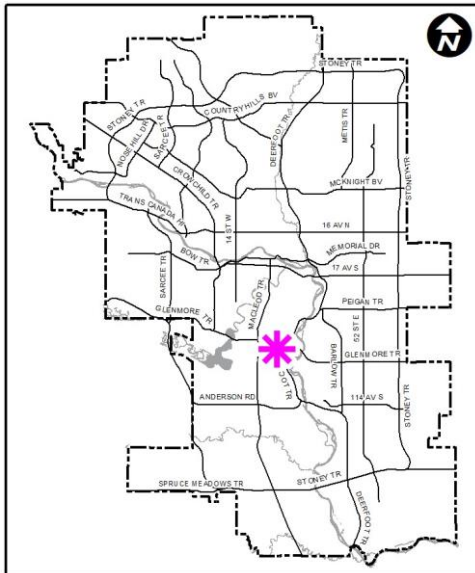
The subject lands are located in the southeast community of Fairview Industrial, south of 71 Avenue SE and west of 5 Street SE. The lands are approximately 0.77 hectares \pm (1.90 acres \pm) in size and have approximately 58 metres of frontage along 71 Avenue SE and 140 metres of frontage along 5 Street SE. Vehicular access to the site is currently available from 5 Street SE via a private driveway along the northeastern boundary of the site. A development permit application (DP2023-07540) for a School – Private use has been submitted and is under review.

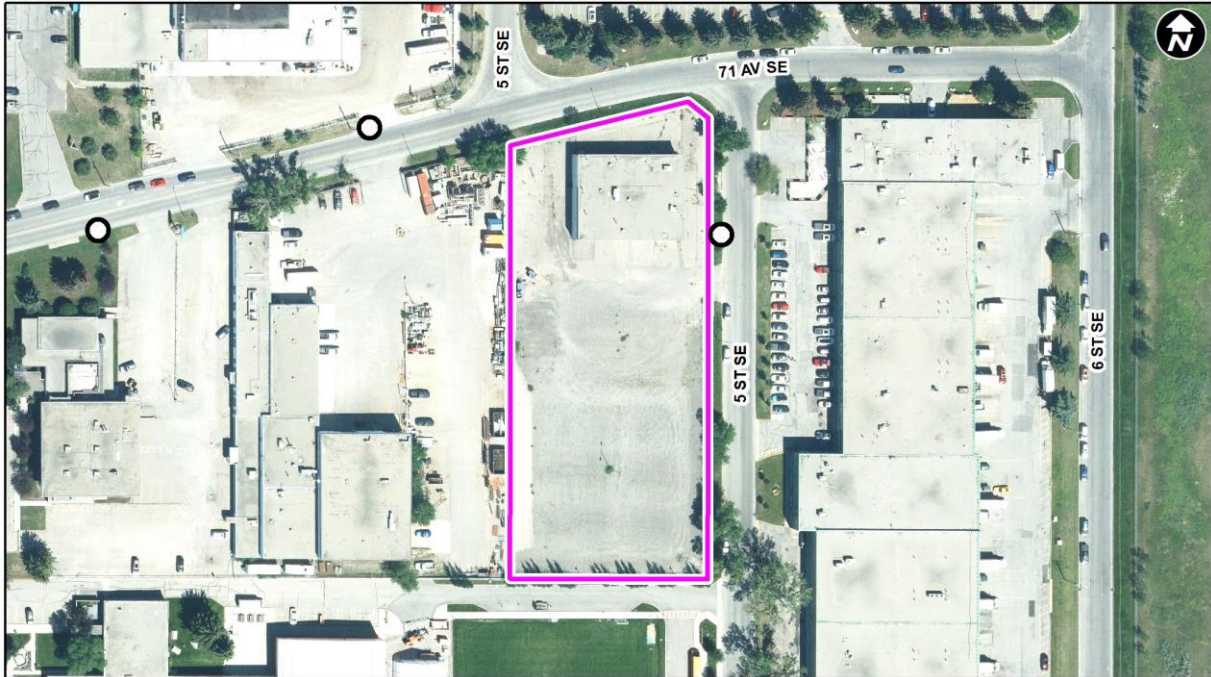
The surrounding area is designated Industrial – General (I-G) District to the north, east, and west. Lands to the south are designated Special Purpose – Community Institution (S-CI) District, which accommodates the existing West Island College Society of Alberta. This area is generally characterized by light and medium intensity industrial uses and small-scale commercial uses to support the industrial nature of the larger area.

Community Peak Population Table

There is no community population data available for this area as this area is primarily industrial.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Industrial – General (I-G) District is an industrial designation that allows for a wide variety of light and medium intensity industrial uses. For serviced parcels, development may have a Floor Area Ratio (FAR) of up to 1.0 (approximately 7,700 square metres) For unserviced parcels, the maximum building size is 1,600 square metres. The existing I-G District does not offer School – Private as a listed use, preventing West Island College Society of Alberta from expanding its operations.

The proposed Special Purpose – Community Institution (S-CI) District is an institutional designation that provides for large scale culture, worship, education, health and treatment facilities. Parcels designated as S-CI District provide for a variety of building forms that are intended to be contextually sensitive when located within residential areas. The proposed S-CI district offers School – Private as a discretionary use and allows West Island College Society of Alberta to expand its recreation and educational offerings onto the existing underutilized industrial site. The proposed S-CI District is also consistent with the existing land use designation applied to the college. The proposed S-CI District is the most appropriate Special Purpose land use designation to enable the expansion.

Development and Site Design

If this application is approved by Council, the rules of the proposed S-CI District and policies of the *Heritage Communities Local Area Plan (LAP)* will provide guidance for future site

development including appropriate uses, building massing, height, screening, landscaping and parking.

Transportation

Access to the site is available via 5 Street SE. There are currently no cycling facilities along 71 Avenue SE, though an on-street pathway is recommended per the Always Available for All Ages and Abilities (5A) Network. The site is approximately 210 metres (four-minute walk) to the route 149 (Point Trotter Industrial) bus stop which runs every half hour during peak periods. The site is also within 500 metres (eight-minute walk) to the MAX Teal Bus Rapid Transit (BRT) stop on Heritage Drive. MAX Teal BRT runs every 20 minutes during peak periods. A future service bus stop is located immediately adjacent to the site on 5 Street SE. Parking is currently available on site and is fully restricted immediately adjacent to the site on 71 Avenue SE and on 5 Street SE.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site 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)

Administration's recommendation aligns 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)

Administration's 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 lands are located in 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. The proposed land use redesignation to the S-CI District to enable expansion of the existing college is in keeping with the relevant policies of the MDP.

Calgary Climate Strategy (2022)

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

Heritage Communities Local Area Plan (2023)

The [Heritage Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Commercial Corridor area with an Industrial Transition overlay (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. Commercial Corridor areas are characterized by a range of commercial uses, offices, personal services, institutional uses, recreation facilities and light industrial uses that may be oriented to either a public street, an internal publicly accessible private street, or parking areas. Furthermore, the Industrial Transition overlay will allow the area to retain its industrial character while allowing the existing college to expand its recreation and educational offerings. The proposed S-CI District is in alignment with the LAP, as the S-CI District would fulfill many relevant objectives of the plan, with respect to design, street interface, transition and building height.