

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Burns Industrial on the north side of 59 Avenue SE. The site is approximately 1.35 hectares \pm (3.3 acres \pm) and an irregular rectangle shape that is just under 200 metres by 100 metres. The subject site is developed with a three-storey office building, an indoor recreation facility (soccer training centre) and a large, paved parking lot to the east of the buildings. Access to the site is from 59 Avenue SE.

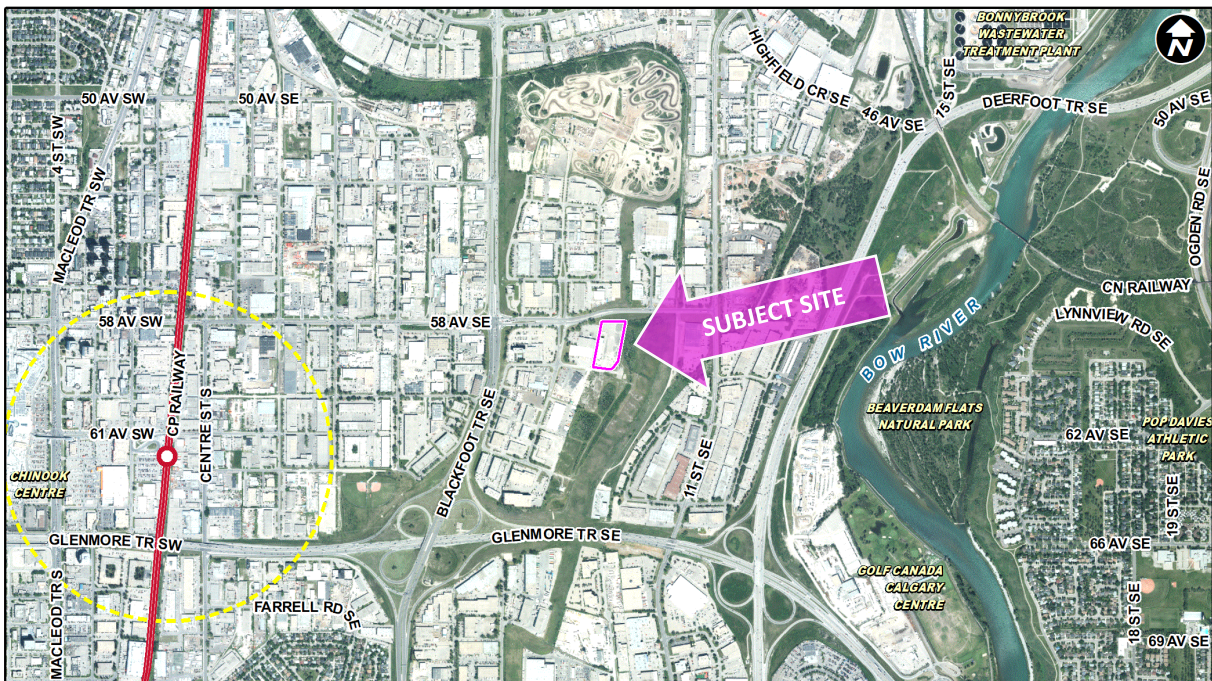
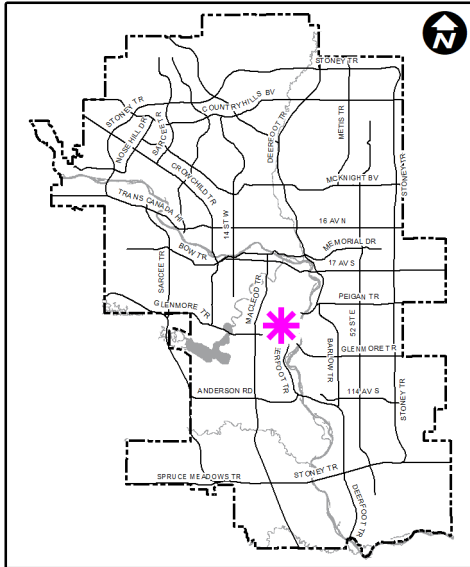
Surrounding development is characterized by industrial areas designated as Industrial – General (I-G) District to the immediate north and west, and a parcel designated Special Purpose – City and Regional Infrastructure (S-CRI) District to the east and south that currently contains the non-operating City of Calgary Blackfoot Landfill site. A parcel designated as Commercial – Corridor 3 (C-COR3 f1.0h30) District approximately 180 metres (a two-minute walk) to the east currently contains the Hotel Blackfoot.

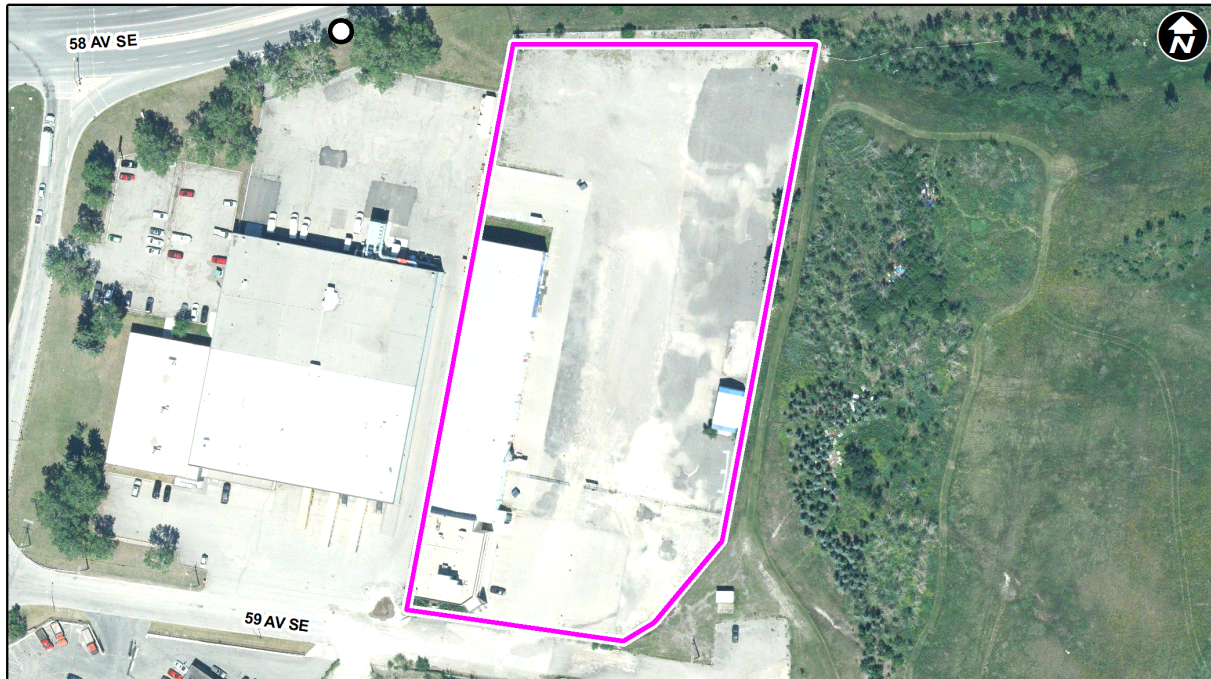
The site is located in close proximity to significant transportation corridors and is centrally located within The City. The site is within 600 metres of Blackfoot Trail SE and within 1.3 kilometres of Glenmore Trail SE, which provides vehicle access to major transportation corridors like Deerfoot Trail SE, Macleod Trail SE, and Crowchild 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 supporting 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, but provides rules intended to guide development on parcels that are serviced and un-serviced by city infrastructure. The existing I-G District does not list indoor recreation facility and other uses tied to the existing soccer facility as allowable uses, which is why the applicant has chosen to pursue the I-B District.

The proposed Industrial – Business I-Bf1.0h17 (I-Bf1.0h17) District allows for light industrial and a variety of commercial and institutional uses that are compatible with adjacent industrial and support employment centres. The regulations in the I-B District aim to facilitate prestige and high-quality development that is visible from major roadways. Modifiers are included for the proposed district which limit the total floor area ratio to 1.0 and the maximum height to 17 metres. The proposed land use change would enable development that may be visible from 58 Avenue SE and surrounding roadways, will be compatible with both the industrial and commercial land uses adjacent to the site, and supports the expansion of the recreational facilities currently on site.

Development and Site Design

The rules of the proposed I-B District will provide basic guidance for future site development including landscaping, parking, and access.

Transportation

Pedestrian and vehicular access to the site is available via 59 Avenue SE. The area is served by Calgary Transit Route 43 (McKnight/Westwinds Station – Chinook Station), with east- and west-bound bus stops on 58 Avenue SE, within 400 metres (a six-minute walk) from the site. Route 43 provides transit service every 10 minutes during the peak hours. Blackfoot Trail and 58 Avenue SE, within 500 metres (a seven-minute walk) and 300 metres (a four-minute walk) respectively, are recommended to have pathways as part of the Always Accessible for All Ages and Abilities (5A) Network.

A Transportation Impact Analysis was not required in support of the land use re designation application.

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 mains exist within the adjacent public road rights-of-way. Water, sanitary and storm services currently exist to the site. Servicing requirements will be determined during the development permit review process.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation 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)

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 [Municipal Development Plan](#) (MDP) identifies this site as part of the Standard Industrial area on Map 1: Urban Structure. The proposal is consistent with the General Policies for Standard Industrial areas (Section 3.7.1) and maintains the industrial character of the area.

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 strategies may be explored and encouraged at subsequent development approval stages.