

Background and Planning Evaluation

Background and Site Context

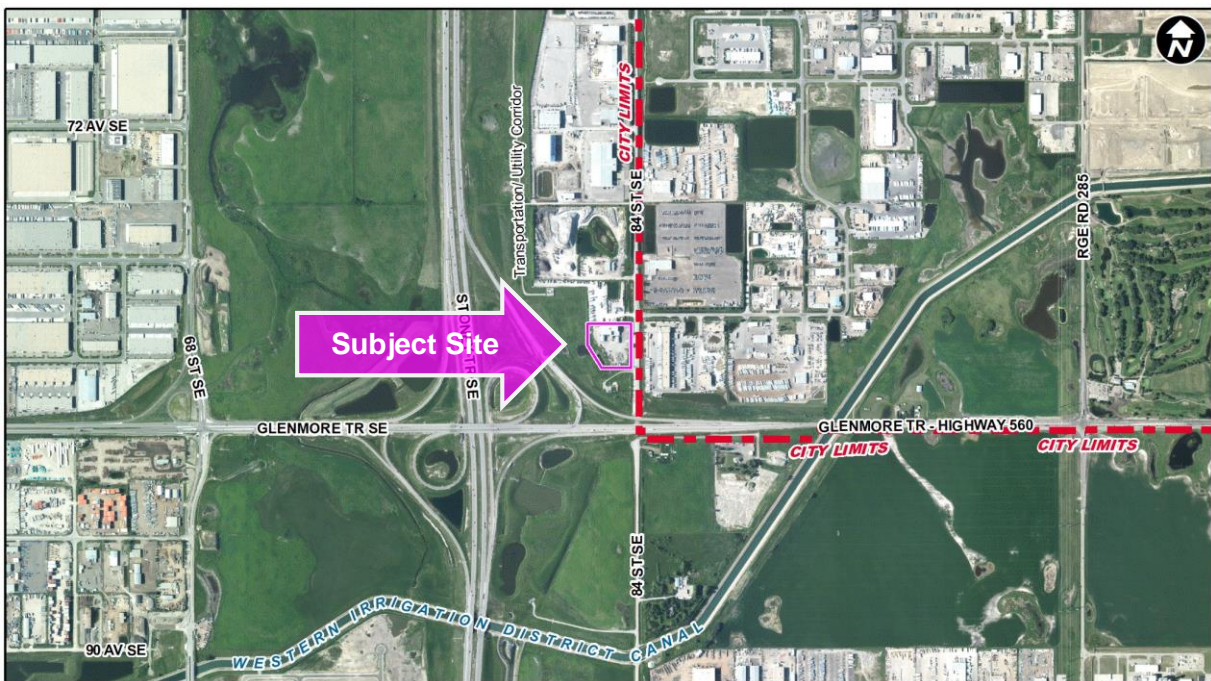
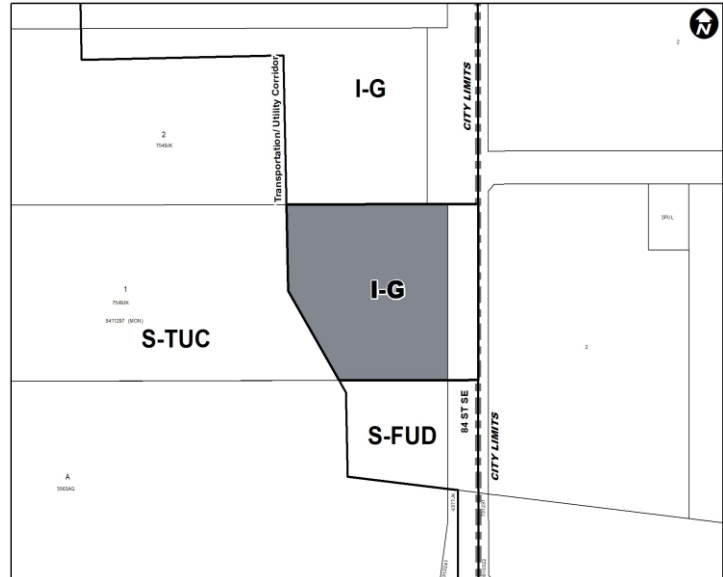
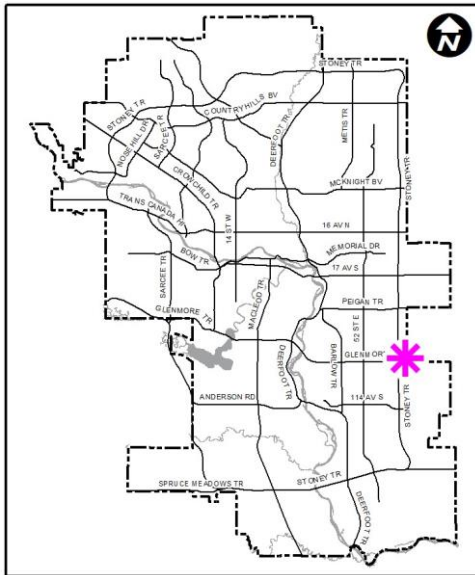
The subject site is located in the southeast community of Great Plains East, south of 74 Avenue SE, between Stoney Trail SE and 84 Street SE. The parcel is located adjacent to the west side of 84 Street SE. The site is approximately 2.34 hectares (5.78 acres), is of irregular shape, has approximately 160 metres of frontage along 84 Street SE, and is awaiting municipal servicing. Vehicular access to the site is achieved from 84 Street SE via a private driveway along the eastern edge of the site.

The surrounding area is designated with the Special Purpose – Future Urban Development (S-FUD) District to the south, Special Purpose – Transportation Utility Corridor (S-TUC) District to the west, and Industrial – General (I-G) District to the north. The City of Calgary / Rocky View County municipal boundary is east of the site along the eastern edge of 84 Street SE. This area is generally characterized by limited industrial uses such as vehicle and equipment storage and historical acreage properties.

Community Peak Population Table

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Industrial – Outdoor (I-O) District is an industrial designation that is primarily for outdoor storage, salvage and equipment yard uses on land that has limited or no municipal services. The I-O District does not offer Large Vehicle and Equipment Sales as a listed use.

The proposed I-G District allows for a wide variety of light and medium general industrial uses. For serviced I-G parcels, development may have a Floor Area Ratio (FAR) of up to 1.0. For unserved I-G parcels, the maximum building size is 1,600 square metres. The I-G District also includes a rule (Section 908 (1) (b)) where the permitted uses listed in Section 907 (2) become discretionary uses if they are located on a parcel that is not serviced by municipal sewer and water. The I-G District offers Large Vehicle and Equipment Sales as a discretionary use and will allow the applicant to sell semi-transport trucks and trailers.

Development and Site Design

If this application is approved by Council, the rules of the proposed I-G District would provide guidance for future site development including appropriate uses, building massing, height, screening, landscaping and parking.

Transportation

As per the *Calgary Transportation Plan*, this section of 84 Street SE is to be classified through future local area planning. 84 Street SE had its connection to Glenmore Trail removed in 2013 as part of the construction of SE Stoney Trail, and as a result, becomes a cul-de-sac just south of the subject parcel. There is no approved cross-section for this portion of 84 Street SE, and until more comprehensive redevelopment occurs, the more rural cross-section, including drainage ditches, will remain. Access to the subject site will be via 84 Street SE.

There is no public transit service available to this area east of Stoney Trail SE. The nearest transit routes are available along 17 Avenue SE and 114 Avenue SE. As part of the 5A (Always Available for All Ages and Abilities) Network, a future regional pathway is identified along 84 Street SE.

A Transportation Impact Assessment (TIA) was not required for this land use application, as the anticipated trips from the proposed large vehicle sales/rental business will be similar to the previously operating equipment manufacturing company on site.

Utilities and Servicing

Water, Sanitary, and Storm services are not currently available at this site, and there are currently no plans to provide such services in the near future. The site is already developed in an unserviced state and future uses on the site will need to continue to operate in a similar fashion. Any development on the site will need to manage its own water and wastewater needs on the site (such as with the use of storage tanks) and contain all stormwater runoff for the interim. A full review of the utilities and servicing will be completed at the development permit stage.

Environmental

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

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.

Rocky View/Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is located in the Plan Area on Map 1: Plan Area of the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP). All circulation protocols were followed in accordance with the requirements of the IDP. The County did not object to the proposed land use amendment. The proposed land use district complies with the general policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The site is located in the Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage development of a broad range of industrial activities. The proposal is consistent with the relevant policies of the MDP, as the I-G District allows for a broad range of industrial uses.

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 will be explored and encouraged at subsequent development approval stages.

Shepard Industrial Area Structure Plan (Statutory – 2009)

The site is identified as part of the Industrial Business area on Map 3: Land Use Concept in the [Shepard Industrial Area Structure Plan](#) (ASP). The Industrial Business area is intended to provide a wide variety of general industrial and business uses, including a range of industrial, service commercial, office, institutional, and recreational businesses. The listed uses of the Industrial (I-G) District are consistent with relevant ASP policies.