

Background and Planning Evaluation

Background and Site Context

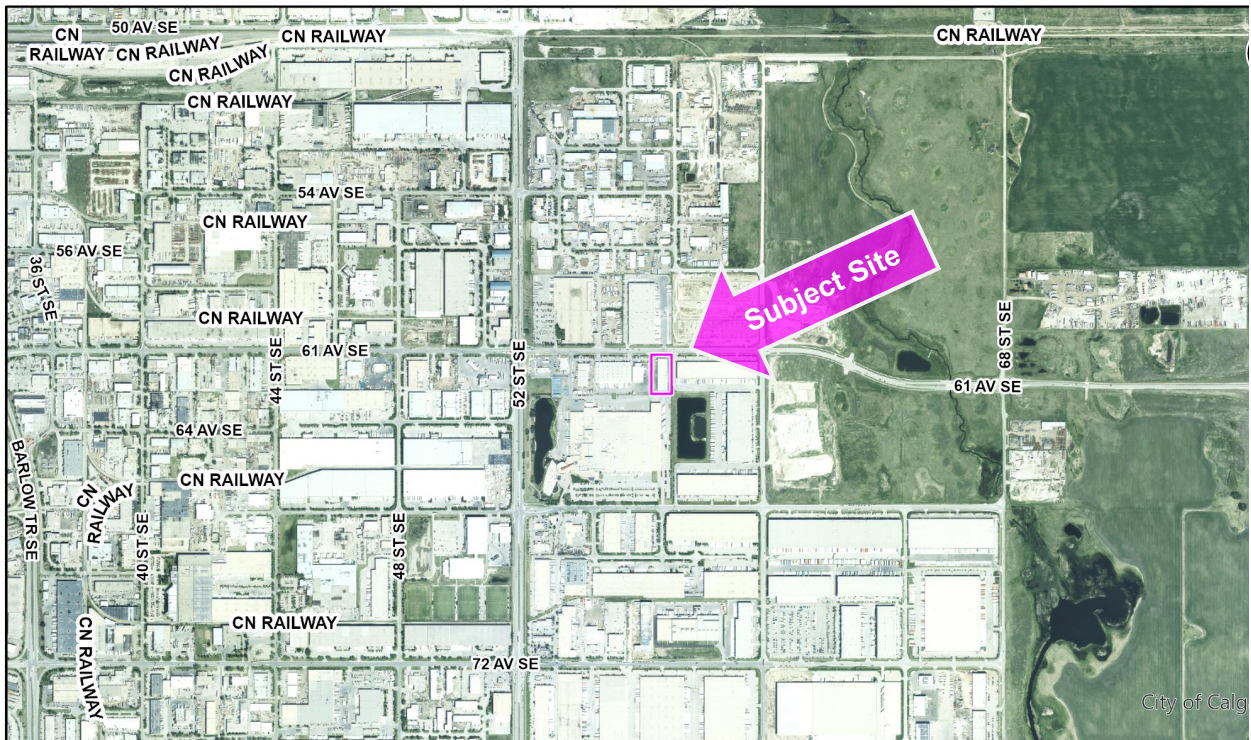
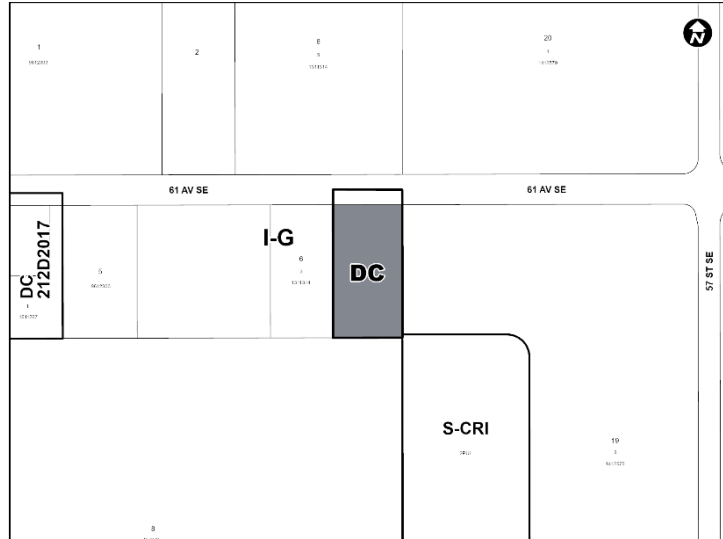
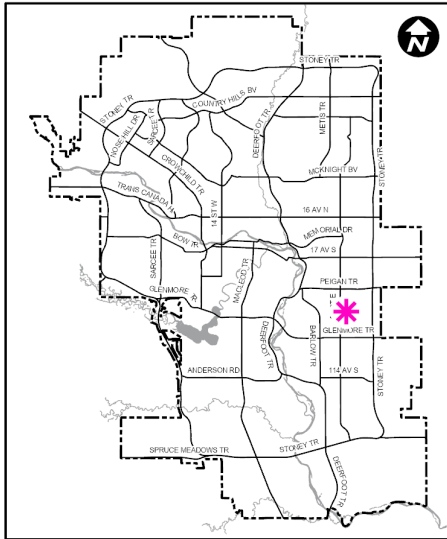
This subject site is a mid-block parcel located in the southeast industrial community of Starfield, on the south side of 61 Avenue SE between 52 Street SE and 57 Street SE. The parcel is approximately 0.91 hectares (2.25 acres) in size and approximately 69 metres wide by 132 metres deep. The site is currently developed with an industrial building that includes at-grade parking with pedestrian and vehicular access available from 61 Avenue SE to the north. The parcel directly north across 61 Avenue SE and the parcels immediately adjacent to the west and east consist of existing warehouse buildings. A regional pathway runs along the north property line adjacent to 61 Avenue SE.

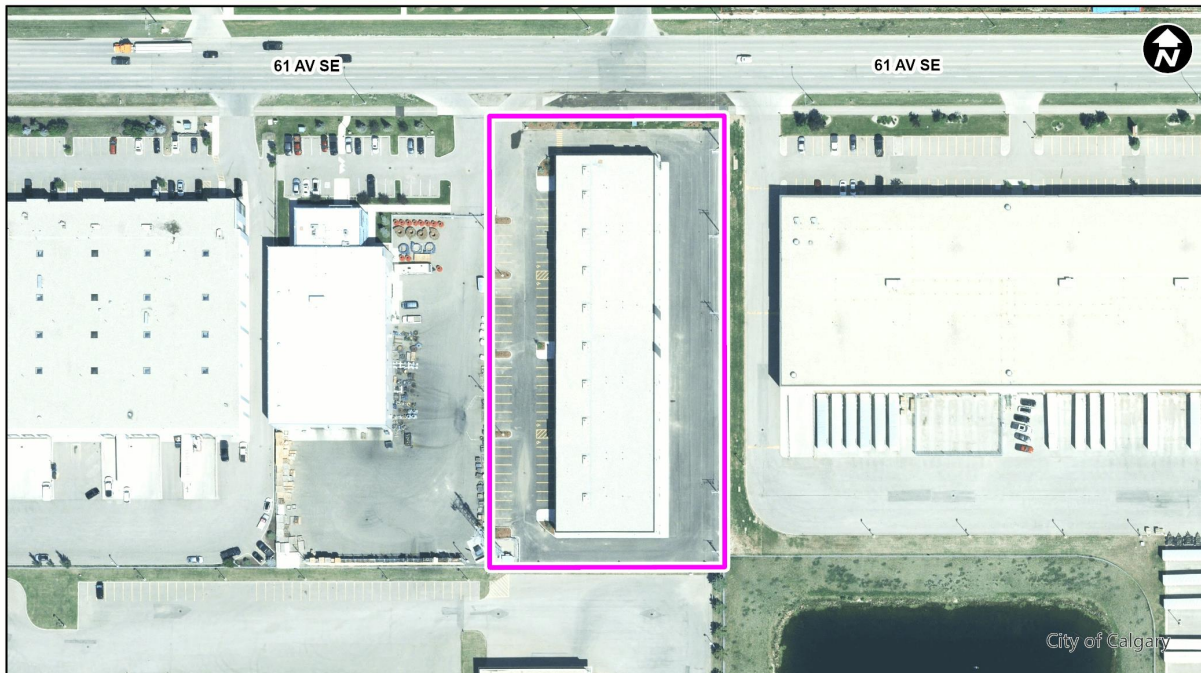
Surrounding development is primarily characterized by general industrial uses with support commercial and food service uses located approximately 500 metres (an eight-minute walk) west of the site along 52 Street SE. Recreational facilities are also located close to the site, such as the Calgary Soccer Centre which is approximately 1 kilometre (a 17-minute walk) southwest of the site.

Community Peak Population Table

Not available because the subject area is an industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Industrial – General (I-G) District is intended to accommodate general industrial uses, support commercial uses and limited non-industrial uses.

The proposed Direct Control (DC) District is based on the site's existing Industrial – General (I-G) District and allows for the additional discretionary use of Temporary Shelter. The definition as per Land Use Bylaw 1P2007 allows the use within an existing building in order to provide temporary sleeping accommodation for persons in need of short-term accommodation. The I-G District was selected as the base district because the nature of the surrounding context is primarily industrial with commercial as supportive uses. In addition to the base rules of the I-G District, the DC includes an additional rule regarding the Temporary Shelter use to limit the duration of a development permit approval that must not be issued for a period exceeding five years.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to innovative ideas. The proposal represents an innovative idea because it provides housing options through the additional use of Temporary Shelter. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the I-G District in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If this application is approved by Council, the rules of the proposed DC District would provide guidance for the future use of the site. Given the location and policy context of the site, additional consideration will be given to operational parameters including:

- number of clients, staff and beds;
- programming and hours of operation;
- site circulation and accessibility;
- lighting and safety;
- landscape and amenity space; and
- motor vehicle, bicycle parking and other transportation demand management measures at the development permit stage.

Transportation

The subject site fronts onto 61 Avenue SE with pedestrian and cycling connectivity provided through the existing sidewalk and pathway on 61 Avenue SE. Existing vehicular access is available from 61 Avenue SE.

Transit services are available within 350 metres (a six-minute walk) along 61 Avenue SE in either direction at 52 Street SE for Route 23 (52 Street E) and 57 Street SE for Route 147 (Starfield Industrial).

A Transportation Impact Assessment and a Parking Study were not required for either the land use amendment application or future development permit.

Environmental Site Considerations

There are no environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site.

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.

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 Standard Industrial area encourages a mix of industrial uses at varying intensities. It allows a broad range of industrial and other supportive uses.

In addition, the MDP (section 2.3.1) provides city-wide policy supporting shelters that states that The City should:

- provide opportunities for a broad range of specialized accommodation and care;
- allow opportunities for a diverse array of city-wide and community needs;
- discourage an over concentration of facilities serving one type of need in any community;
- ensure a choice of housing forms, tenures and affordability; and
- support the development of complete communities to ensure a compact and well-designed urban form that efficiently utilizes land and infrastructure, provides housing choices at transit-supportive densities, local services and employment and promotes mobility options.

The proposal is consistent and aims to align with the applicable policies in the MDP.

Calgary Climate Strategy (Non-Statutory – 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.

Southeast Industrial Area Structure Plan (Statutory – 2023)

The [Southeast Industrial Area Structure Plan](#) (ASP) provides a more focused set of policies for the plan area. As per the Land Use and Transportation Plan (map 2) in the ASP, the subject site is identified as I-2 General Light Industrial District under Land Use Bylaw 2P80. This district corresponds to the Industrial Light (I-G) District that the subject site is designated as today and is the base district for the proposed DC District to allow for the use of Temporary Shelter on site.

The Planning Principles for the Location of Special Care Facilities and Shelters (Non-Statutory – 2011)

The [Planning Principles for the Location of Special Care Facilities and Shelters](#) is a city-wide policy which provides overall guidance and direction, such as site selection and development criteria. The criteria consider elements including accessibility for homeless individuals to the site through public transportation or other means; integration into the surrounding community; and site-by-site analysis based on citizen need depending on the planning merits of each individual application. The proposed DC District to include the use of Temporary Shelter adheres to the criteria of the policy.