

Background and Planning Evaluation

Background and Site Context

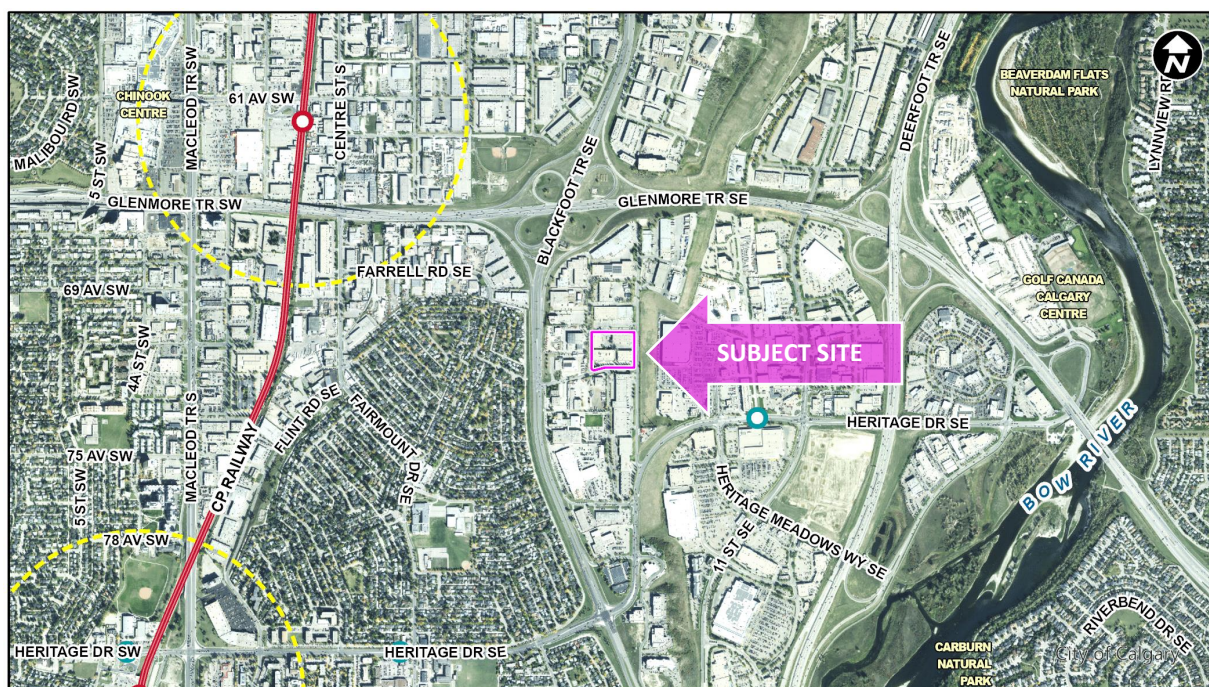
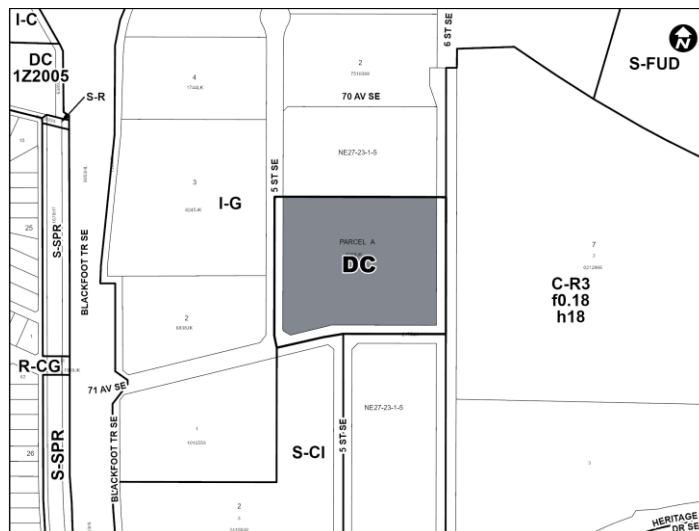
The subject site is located in the southeast community of Fairview Industrial. It is approximately 2.04 hectares (5.05 acres) in size, with dimensions of approximately 135 metres deep at its greatest depth and 155 metres wide. The site is developed with four buildings and is currently occupied by a number of businesses including auto detailing, warehousing supply, and law offices, to name a few.

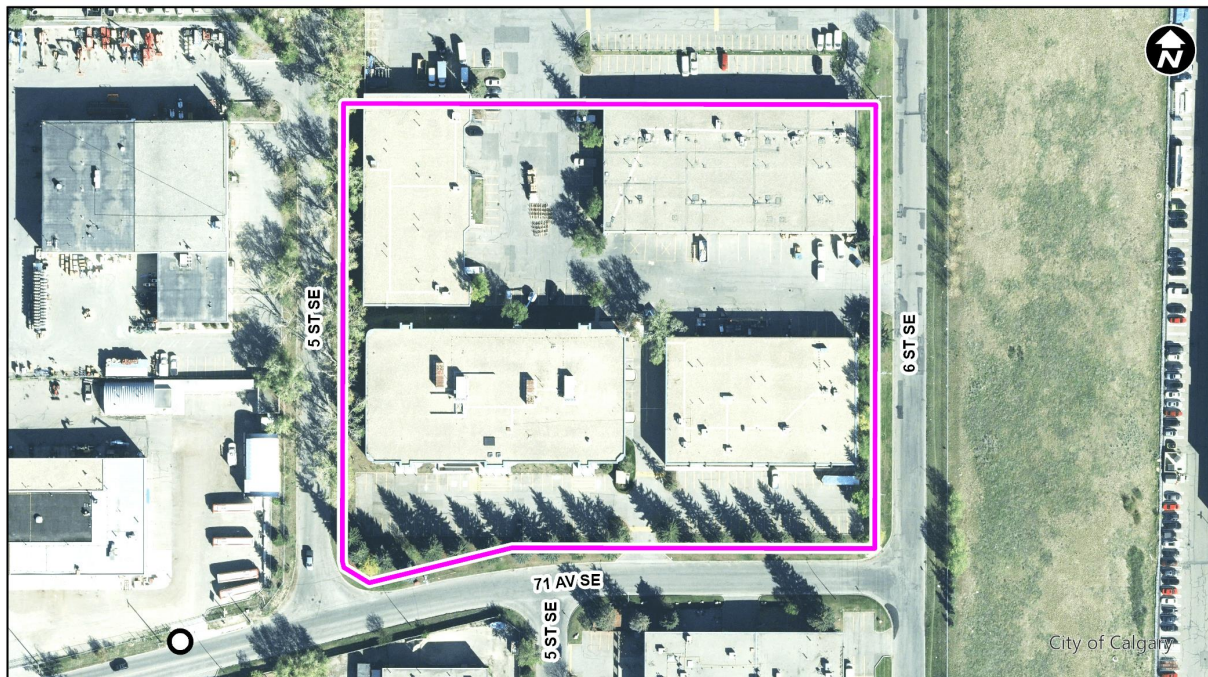
Surrounding development to the north and west of the subject site is designated as Industrial – General (I-G) District. A parcel designated as Special Purpose – Community Institution (S-CI) District is located south of the subject site and contains West Island College. The Heritage Towne Shopping Centre, designated as Commercial – Regional 3 (C-R3) District, is located immediately east of the subject site and provides access to the larger Deerfoot Meadows commercial area. The residential community of Fairview is located to the west of the subject site across Blackfoot Trail SE.

A stop for Route 149 (Point Trotter Industrial) is located approximately 30 metres (less than a one-minute walk) to the west along 71 Avenue SE. The subject site's proximity to Glenmore Trail SE to the north, Blackfoot Trail SE to the west and Heritage Drive SE to the south provides the area with strong vehicle connectivity and transit access.

Community Peak Population Table

There is no population data available as the subject site is located within an industrial area (Fairview Industrial).





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing I-G District is intended to allow for a variety of light and medium general industrial uses and a limited number of support commercial uses. As the parcel is serviced by City water and sewer, the maximum floor area ratio allowed is 1.0 which is approximately 20,408 square metres of floor area. There is no maximum building height for a building located in the I-G District.

The proposed Direct Control (DC) District is based on the I-G District with the additional discretionary uses of Drinking Establishment – Small, Financial Institution, Health Care Service, Radio and Television Studio, Retail and Consumer Service, and Service Organization. The maximum building height and the floor area ratio would remain unchanged. The DC District will ensure the continued opportunity for I-G based development while also accommodating the additional proposed uses. The City's Industrial Growth Strategy approach to industrial lands places a priority on maintaining the opportunity for industrial based uses; therefore, utilizing a DC District that is based on the I-G District best enables the retention of the original industrial uses while also providing flexibility with additional commercial uses.

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 due to its innovative ideas and policy considerations. This proposal allows for limited additional support commercial uses while maintaining the I-G District base. This will allow existing businesses to continue to

operate on the site as well as provide the opportunity for new limited-scale commercial businesses to locate here. The same result could not have been achieved through the use of a standard land use district in the Land Use Bylaw 1P2007.

Section 7 of the proposed DC District includes additional use area restrictions for the proposed commercial uses. These areas reflect leasable space within the existing buildings and are limited to ensure that commercial uses do not proliferate on the site.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 and Section 7 of the DC District bylaw. Section 6 incorporates the rules of the base 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 a relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007, regulating aspects of development can also be relaxed in the same way that they would be in a standard district. This relaxation rule allows for flexibility during the development permit review process. Any relaxation granted must meet the test for relaxation as provided by Bylaw 1P2007.

Development and Site Design

The rules of the I-G District, on which the proposed DC District is based, will provide guidance for future site development, including landscaping, parking, and access. The site is already developed with four buildings which the applicant intends to retain. No new development has been proposed at this time.

Transportation

Vehicle access to the site is available from 71 Avenue SE to the south and 6 Street SE to the east. There are currently no sidewalks located along the portions of 5 Street SE, 71 Avenue SE and 6 Street SE, that bound the site. The nearest sidewalk ends approximately 30 metres (less than a one-minute walk) to the west of the site. There are no cycling facilities or infrastructure located immediately adjacent to the site. However, cycling infrastructure is recommended to further develop The City's Always Available for All Ages and Abilities (5A) Network on 71 Avenue SE and 6 Street SE.

A bus stop for Route 149 (Point Trotter Industrial), providing a westbound transit option, is located roughly 30 metres (less than a one-minute walk) west of the subject site along 71 Avenue SE.

On-street parking is available immediately adjacent to the site on the west side of 6 Street SE and the north side of 71 Avenue SE. Most parking will be accommodated on site. Parking is restricted adjacent to the site on 5 Street SE.

A Transportation Impact Assessment or a Parking Study were not required for this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm utilities are available. Servicing requirements will be further determined at a subsequent development permit stage.

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 per Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable policies in the MDP state that the Standard Industrial areas should be predominantly industrial in nature and industrial land should be protected from encroachment of non-industrial uses. The MDP also supports complementary commercial uses that are compatible with the industrial function of this area and cater to the day-to-day needs of area businesses and their employees.

The proposed DC District maintains a broad range of industrial uses and expands opportunities for limited but compatible commercial uses. The proposed DC District is based on the I-G District and aligns with the policies of the MDP.

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.

Heritage Communities Local Area Plan (Statutory – 2023)

The subject site is located within the Industrial General area as per Map 3: Urban Form in the [Heritage Communities Local Area Plan](#) (LAP). In the Heritage Communities, the Industrial General area applies primarily to portions Fairview Industrial, East Fairview Industrial and Glendeer Business Park. The applicable policies of the LAP state that the Industrial General areas should contain a range of light and medium industrial uses and allow for a range of building sizes. The LAP allows for the integration of a limited range of office and commercial uses that support industrial activities, where appropriate but limits new, large format commercial uses.

The proposed DC District aligns with the policies of the LAP as it maintains light and medium industrial uses under the I-G District base while allowing for additional support commercial uses, with limitations, on the subject site.