

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Fairview Industrial and is located mid-block on the north side of Farrell Road SE, east of Fairmount Drive SE and north of Franklin Drive SE. The site is approximately 0.54 hectares (1.34 acres) in size and is approximately 62 metres wide by 78 metres deep. The site is currently undeveloped and contains a works yard.

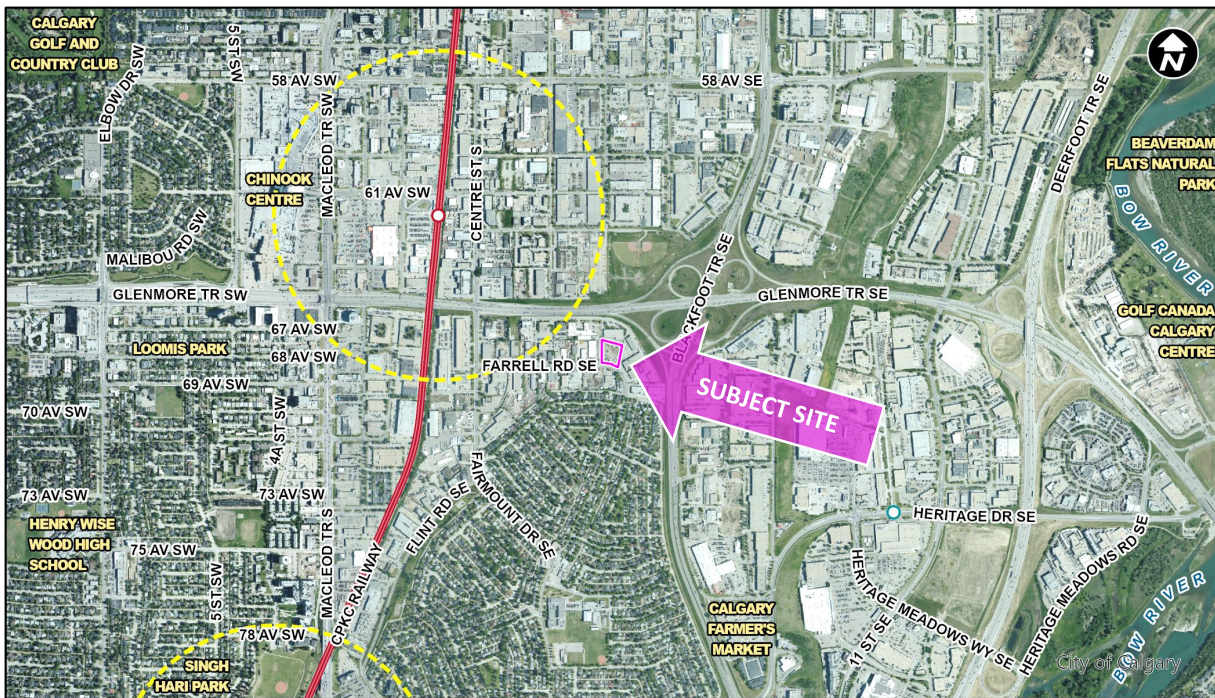
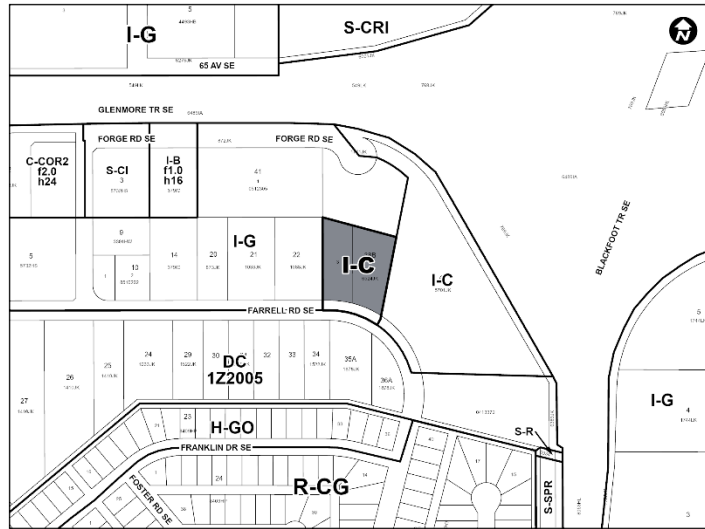
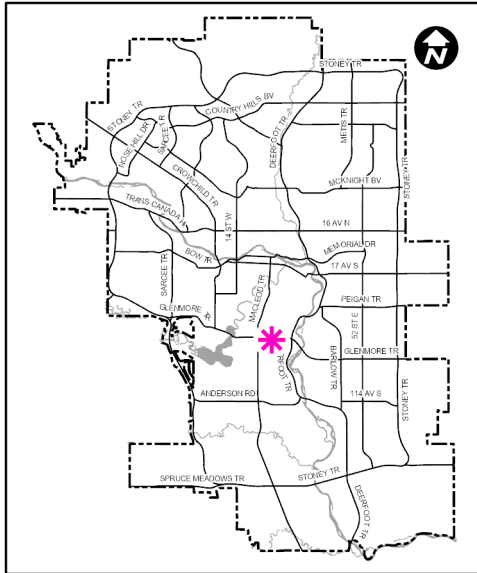
Surrounding development is characterized mainly by commercial and light industrial businesses under the Industrial – General (I-G) District and the Industrial – Commercial (I-C) District. The Fairview community is located 100 metres (a two-minute walk) to the south and is mainly designated the Residential – Grade-Oriented Infill (R-CG) District and the Housing – Grade Oriented (H-GO) District.

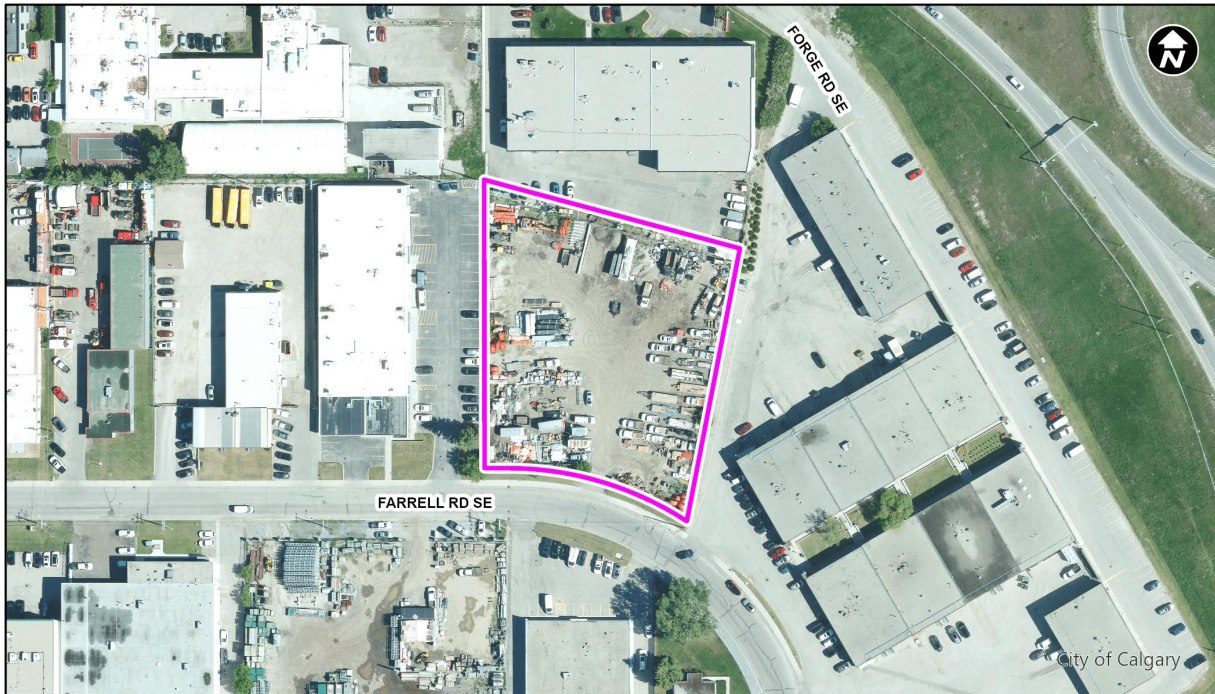
Calgary Transit Route 10 (City Hall/Southcentre) runs along Fairmount Drive SE, 500 metres (a nine-minute walk) to the west. The Chinook Light Rail Transit (LRT) Station is 1.3 kilometres (a 22-minute walk) to the northwest.

Community Peak Population Table

Not available because the subject area is in an industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently designated as the I-G District, which is intended to allow a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The maximum floor area ratio (FAR) for the district is 1.0 and there is no maximum building height.

The proposed I-C District is intended to allow for light industrial uses and small scale commercial uses that are compatible with and complement light industrial uses. The proposed district would allow for a wider variety of commercial uses than the existing I-G District. The maximum FAR for the proposed district is 1.0 (approximately 5,400 square metres of floor area) and the maximum building height is 12.0 metres.

Development and Site Design

If the proposed land use amendment is approved by Council, the rules of the I-C District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking.

Transportation

Pedestrian access to the site is available from Farrell Road SE. There are no cycling facilities immediately adjacent to the site though one is recommended as per the Always Available for All Ages and Ability (5A) Network along Farrell Road SE. The area is served by Calgary Transit Route 10 (City Hall/Southcentre), with a stop approximately 500 metres (a nine-minute walk) to the west on Fairmount Drive SE. On-street parking is prohibited along Farrell Road SE. Direct vehicular access to the site is available from Farrell Road SE.

Neither a Transportation Impact Assessment (TIA) nor parking study was required for this application.

Environmental Site Considerations

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

Utilities and Servicing

Water, sanitary and storm services exist to site at/within Farrell Road SE. Servicing requirements will be further 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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Standard Industrial area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The proposed application complies with the relevant land use policies that encourage a mix of industrial uses at varying intensities and offers flexibility to the changing nature of industrial activities. This typology also prescribes that uses that support the industrial function of the area and cater to day-to-day needs of area businesses and their employees may be supported.

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 are being explored through the development permit review.

Heritage Communities Local Area Plan (Statutory – 2023)

The [Heritage Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Industrial General District as identified on Map 3: Urban Form and is included under the Fairview Industrial Special Policy Area. The Special Policy Area states that the area is characterized by primarily light industrial uses as well as commercial and institutional uses. The Plan envisions this area evolving into a well-connected light industrial area that integrates a limited range of complementary non-industrial uses that serve this employment area, as well as the community of Fairview. The proposed land use amendment complies with the LAP and the policies included under the Fairview Industrial Special Policy Area.