

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Burns Industrial fronting onto 12 Street SE and situated west of Deerfoot Trail SE. The site is approximately 0.62 hectares in size (1.55 acres) with a width of approximately 102 metres and a variable depth ranging from 61 metres to 72 metres. The site is currently developed with a commercial/industrial building, with two vehicular accesses from 12 Street SE.

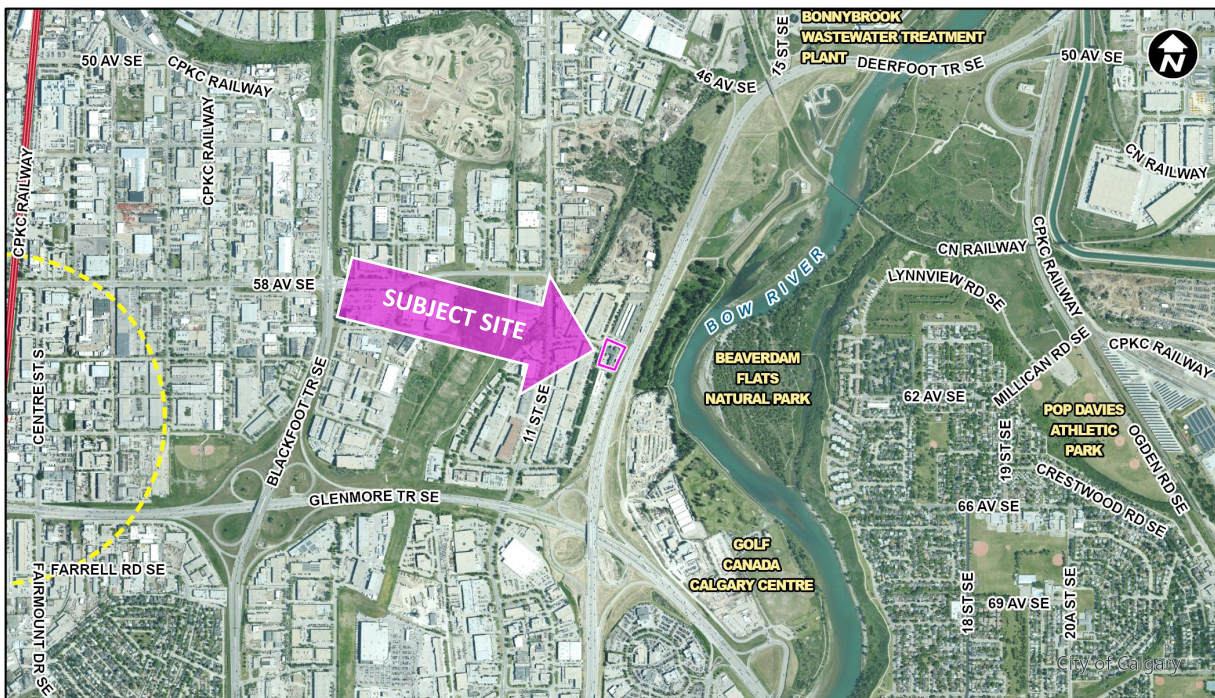
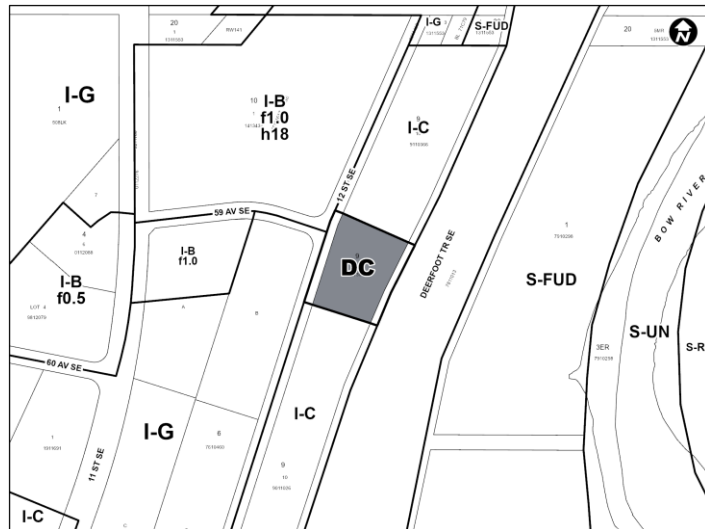
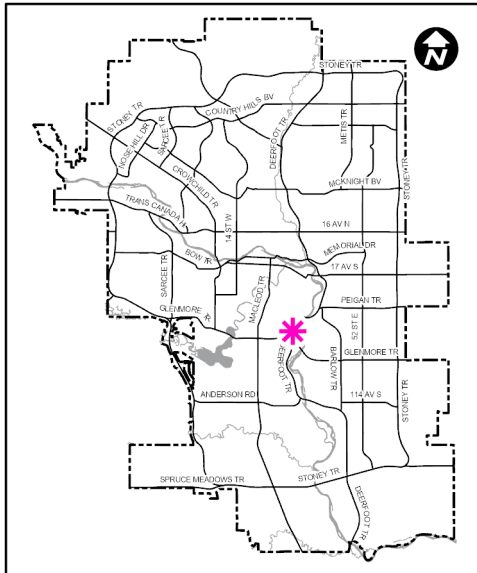
Surrounding development to the west of the subject site is designated as Industrial – General (I-G) District and Industrial – Business (I-B). Parcels to the north and south of the subject site are designated as Industrial – Commercial (I-C) District.

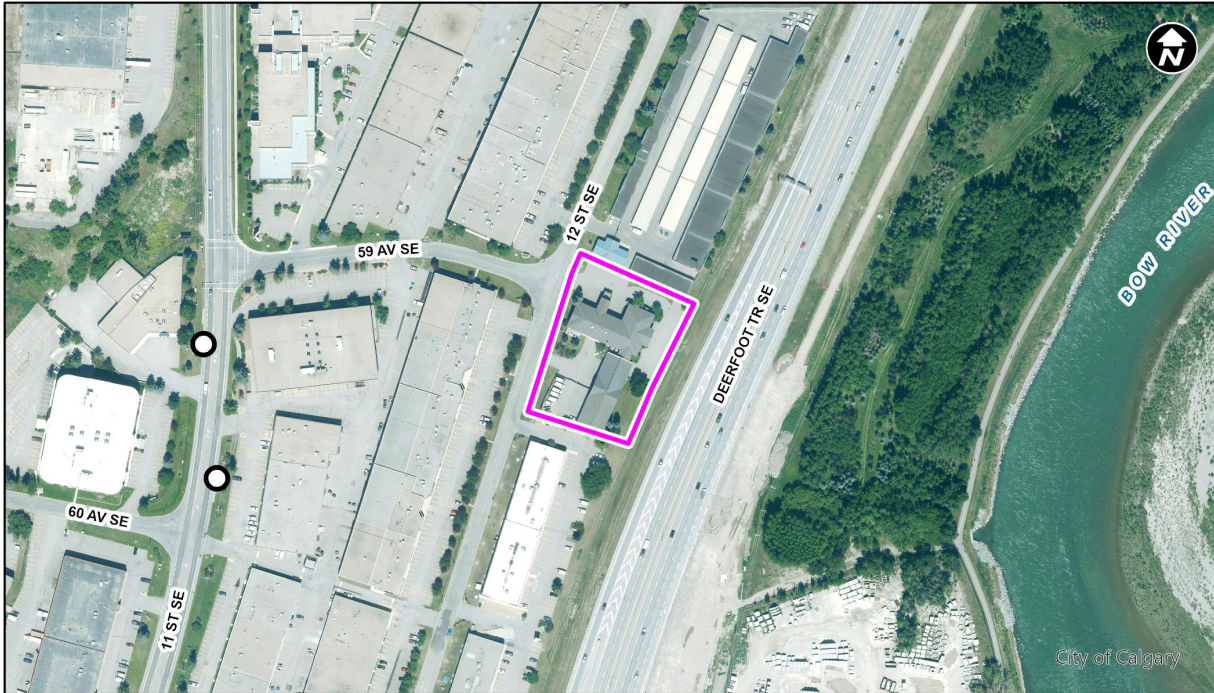
The nearest bus stop is located on 11 Street SE, which is approximately 250 metres from the subject site (a four-minute walk).

Community Peak Population Table

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing I- C District is intended for sites located primarily on the edges of industrial areas along major roadways and allows for light industrial uses with no size limitations. The district also allows for small-scale commercial uses that are compatible with light industrial activities. The I-C District allows a maximum floor area ratio (FAR) of 1.0 and a maximum building height of 12 metres.

The proposed DC District is based on the I-C District and introduces the additional discretionary uses of Place of Worship – Small and Place of Worship – Medium, allowing for these uses to occur without disrupting existing businesses already operating in the building. The DC District would allow for the place of worship uses to provide flexibility for the church and accommodate future changes in the assembly area size. A Place of Worship – Small allows up to 300 square metres of assembly area, while a Place of Worship – Medium allows an assembly area ranging from 300 square metres to 500 square metres. The proposed DC District maintains all the uses and regulations of the base I-C District.

The Industrial – General (I-G) District was considered as it allows the Place of Worship – Large use; however, it was deemed inappropriate. The I-G District allows for more intensive industrial uses and limits the range of commercial uses supported under the I-C District. In addition, a Place of Worship – Large does not align with the identified needs, as the Applicant's submission (Attachment 1) indicates a requirement for only a small and medium Place of Worship.

Development and Site Design

The regulations of the I- C District, upon which the proposed DC District is based, provide general guidance for future site development, including landscaping, parking and access. The site is already fully developed, with the north portion of the building largely occupied. As a result, any new development is expected to occur primarily through the use of existing or currently vacant spaces within the building.

Transportation

Vehicular access to the site is available from 12 Street SE. 12 Street SE is classified as an Industrial Street. On-street parking adjacent to the site is available along the west side of 12 Street SE with no restrictions and along selected portions of the east side of 12 Street SE. The area is served by Calgary Transit through Route 43 (McKnight – Westwinds Station / Chinook Station) with a bus stop approximately 20 metres west from the site on 11 Street SE. Route 43 provides transit service every 10 minutes during peak hours.

Environmental Site Considerations

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 right-of-way. Servicing requirements will be determined at the time of future 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 in the [Municipal Development Plan](#) (MDP). Standard Industrial Areas are intended to accommodate a broad range of industrial uses at varying intensities. The MDP recognizes the importance of maintaining the industrial character of such areas.

Part 3 Section 3.7.1 provides policy direction for development within the Standard Industrial Areas. Of relevance, Policy 3.7.1 c. supports uses that contribute to and complement the area's industrial function and serve the day-to-day needs of local businesses and employees while Policy 3.7.1 d. discourages places of worship, as these may shift the area away from its intended industrial focus.

The proposed DC District retains the existing I-C District as the base district. This preserves the full range of industrial uses and supports long-term flexibility to return to the site's primary industrial function, while allowing for a relatively modest place of worship to occupy a portion of the existing structure.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).