

Applicant's Submission

a. Application Summary

i. This application proposes the Land Use Redesignation from Direct Control to General (I-G) District.

ii. Location

The site is located in the Highfield Industrial area in southeast Calgary. The municipal address is 5101 11th Street SE.

iii. Purpose and Intent

The purpose and intent for this redesignation is to enable future commercial industrial development on-site while also retaining an industrially based land use district designation that is compatible with the surrounding industrial area comprised primarily by I-G District designated sites. The existing I-G land use provides for a maximum floor area ratio of 1.0 and a maximum building height of 12 meters.

b. Site Context

i. Surrounding Land Use and Development

The 1.9 ha site is located in the inner-city Southeast Calgary Highfield Industrial area. The surrounding land uses are predominately designated with Industrial – General (I-G) designations however the site immediately to the south is designated Special Purpose – Future Urban Development (S-FUD). The site is currently developed with an existing industrial shop/warehouse space that was operated as a meatpacking plant. The site is located on 11th Street SE and is bordered by a rail ROW to the west and an abandoned traffic ROW to the south. The adjacent parcel to the west operates as a recreational motocross site with extensive undeveloped terrain with a number of motocross tracks and large parking areas. The site to the north contains an industrial building with a number of tenants. The buildings directly across 11th Street SE from the site house a number of industrial uses, including Courtesy Collision Centre automotive repair, Ultimate Homes & Renovation and Western Air & Power and Dayco Power Systems Ltd.

The current site development includes an existing single storey office space attached to shop/warehouse space. The remainder of the site includes surface parking stalls, a loading area and landscaping along the 11th Street property perimeter. The subject site is currently accessed via two driveways; off 11th Street SE with parking and loading yards off both entrances.

ii. Policy

1. The following policies apply to the site. (MDP to Local Area Policy, Guidelines)

- Municipal Development Plan
- Calgary Transportation Plan
- The rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Development. The development complies with all applicable policies of the bylaw.
- The proposed land use complies with the Municipal Development Plan
- The proposed land use district is compatible with adjacent land use districts and developments.
- There is no local area policy for the site.
- There is no Community Association in this area.

2. There are no requirements for a policy amendment as part of this submission.

iii. Topography

The site slopes approximately three to four meters from west to north along the north property line and approximately three to four meters from the southwest corner to the northeast corner. There is however a retaining wall along the west property line and grade difference between the site and the railway spur line.

iv. Transportation

The development is located between Blackfoot Trail SE to west and Deerfoot Trail to the east. The site is on 11th Street SE which is identified as an arterial (industrial) street in the MDP and Calgary Transportation Plan. Blackfoot Trail SE is identified as an Arterial Street and Deerfoot Trail is identified as a Skeletal Road and part of the Primary Transit Network in the MDP. There is transit bus service on 11th Street SE with Route 66 - Blackfoot Express which connects to Chinook LRT station and Route 30 service which connects to the 39th Avenue LRT station.