

Planning & Development Report to
Calgary Planning Commission
2018 November 15

ISC: UNRESTRICTED
CPC2018-1244
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Land Use Amendment in Stonegate Landing (Ward 5) at 12210 Barlow Trail NE, LOC2018-0178

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on 2018 August 03 on behalf of the landowner Albari Holdings Ltd. This application proposes to change the designation of the subject site from Industrial – Business (I-B) District to Industrial – General (I-G) District to allow for serviced general industrial land. The proposal aligns with the applicable policies of the *Revised Stoney Industrial Area Structure Plan* and the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 9.74 hectares \pm (24.07 acres \pm) located at 12210 Barlow Trail NE (Portion of NW1/4 Section 28-25-29-4) from Industrial – Business f0.5h27 (I-B f0.5h27) District **to** Industrial – General (I-G) District; and
2. Give three readings to the proposed bylaw

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 NOVEMBER 15:

That Council hold a Public Hearing; and:

1. Adopt, by Bylaw, the proposed redesignation of 9.74 hectares \pm (24.07 acres \pm) located at 12210 Barlow Trail NE (Portion of NW1/4 Section 28-25-29-4) from Industrial – Business f0.5h27 (I-B f0.5h27) District to Industrial – General (I-G) District; and
2. Give three readings to the proposed Bylaw **17D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted by B&A Planning Group on 2018 August 03 on behalf of landowner Albari Holdings Ltd. The subject parcel is located in Stonegate Landing, north of Country Hills Boulevard NE and west of Barlow Trail NE. The site is currently undeveloped and no development permit application has been submitted at this time.

Location Maps

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Site Context

Stonegate Landing is an industrial community which can be accessed from Deerfoot Trail N via Country Hills NE and Stoney Trail NE. The parcel is located in an area of Stonegate Landing which has a mix of industrial land use districts. The proposed land use I-G district is consistent with lands south of the site which are designated I-G. The subject site is also adjacent to Deerfoot Trail to the west, I-B lands to the east, and a Special Purpose – City and Regional Infrastructure (S-CRI) District to the north. The adjacent lands have been stripped and graded but are currently undeveloped.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal involves the redesignation of a single industrial parcel to allow for general industrial uses. The applicant has proposed the I-G district as it aligns with the *Revised Stoney Industrial Area Structure Plan* and allows for the desired uses.

Planning Considerations

Land Use

This application is to redesignate the site from the existing I-B f0.5h27 to I-G. The existing I-B f0.5h27 land use district allows for prestige, high quality, manufacturing, and research and office developments with a maximum floor area ratio of 0.5 and height of 27 metres.

The proposed I-G district allows for a wide variety of light and medium general industrial uses. The I-G district is intended to be located in internal locations. Although the site is adjacent to Deerfoot Trail, the district contains rules for parcels that share a property line with a major street to be applied at the discretion of the Development Authority. A limited number of non-industrial uses may also be allowed where deemed appropriate by the Development Authority and in compliance with City plans and policies.

Development and Site Design

No development permit application has been submitted at this time. The proposed land use district would allow for the development of a wide variety of light and medium general uses and a limited number of support commercial uses. Site design elements, such as parking, landscaping, and interface with adjacent uses and Deerfoot Trail N will be reviewed at the time of development permit.

Environmental

There are no noteworthy environmental features on this site and an Environmental Site Assessment was not required.

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Transportation

The subject site can be accessed from Stone Hill Drive NE which connects to Barlow Trail NE. Stone Hill Drive NE is an industrial roadway and is intended accommodate local industrial traffic and provide direct access to the uses in the area. Stone Hill Drive NE is being constructed as a component of phase 5 of the developer's Stonegate landing development. Barlow Trail NE is classified as an arterial road and is critical to the efficient movement of heavy trucks and other motor vehicles given the industrial uses in the area. Barlow Trail NE facilitates active transportation via the regional pathway facility on the west side of the street as well as transit. The nearest stops are located directly to the east of the subject lands at the intersection of Barlow Trail and Stone Hill Drive NE. Overall, the proposed I-G district aligns with City plans and policies.

Utilities and Servicing

Water, sanitary, and storm connections are available from Barlow Trail NE and will be provided from Stonehill Drive NE when it is constructed. Specific on and off site improvements required to accommodate the development of the site will be considered and reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

This application was circulated to external stakeholders, adjacent property owners, advertised online and notice posted on site. Administration did not receive any submissions regarding the proposal.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (Statutory, 2009)

The subject parcel is located within the Standard Industrial Area of the *Municipal Development Plan (MDP)*. The Standard Industrial land use typology consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. In general, the MDP policies encourage lands within this area to be primarily industrial. Other uses that support the industrial function of this area and cater to the day-to-day needs of the businesses and their employees may be supported. The MDP discourages stand-alone office uses and regional retail developments within the Standard Industrial land use typology.

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The proposed I-G District allows for industrial development and meets the relevant policies of the MDP. The I-G District supports the development of a broad range of industrial uses and a limited number of non-industrial uses in alignment with the land use policies of the MDP.

Revised Stoney Industrial Area Structure Plan (Statutory, 2005)

The *Revised Stoney Industrial Area Structure Plan* (ASP) identifies this area as Business/Industrial Area. The purpose of the Business/Industrial area is to provide for the development of a variety of light industrial uses. In addition, other complementary uses may be allowed where deemed to be appropriate.

The ASP also contains transportation, density, and urban design policies which apply to this site. Implementation of these policies will be administered at time of development when a development permit has been submitted.

Social, Environmental, Economic (External)

This proposal promotes sustainable development principles by providing an environment conducive to attracting, retaining and nurturing businesses. The proposed land use change is in response to current market conditions and the redesignation will support business and investment. The land use change is also expected to spur development and the utilization of the existing infrastructure in Stonegate Landing.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment aligns with the direction of the *Revised Stoney Industrial Area Structure Plan* and the *Municipal Development Plan*. The I-G land use allows for a mix of industrial uses of varying intensities. The proposed redesignation is consistent with the existing land use pattern and the proposed change can be accommodated by existing infrastructure.

ATTACHMENT(S)

1. Applicant Submission
2. **Proposed Bylaw 17D2019**