

Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1433

**Land Use Amendment in Stoney 1 (Ward 3) at 11063 - 14 Street NE, LOC2019-0139**

**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by IBI Group on behalf of the landowner, Remington Development Corporation on 2019 September 06. This application proposes to amend the height and floor area ratio (FAR) modifiers of an existing Commercial – Corridor 3 (C-COR3) District to allow for:

- mid to large-scale commercial developments in industrial areas;
- a maximum building height of 18.5 metres (an increase from the current maximum of 8.5 metres);
- a maximum floor area ratio of 0.50 (an increase from the current maximum of 0.23); and
- the uses listed in the C-COR3 District.

The proposal conforms with the *Stoney Industrial Area Structure Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. A development permit application has been submitted and is under review.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.49 hectares ± (1.21 acres ±) located at 11063 - 14 Street NE (Plan 1711019, Block 4, Lot 13) from Commercial – Corridor 3 f0.23h8.5 (C-COR3 f0.23h8.5) District to Commercial – Corridor 3 f0.5h18.5 (C-COR3 f0.5h18.5) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

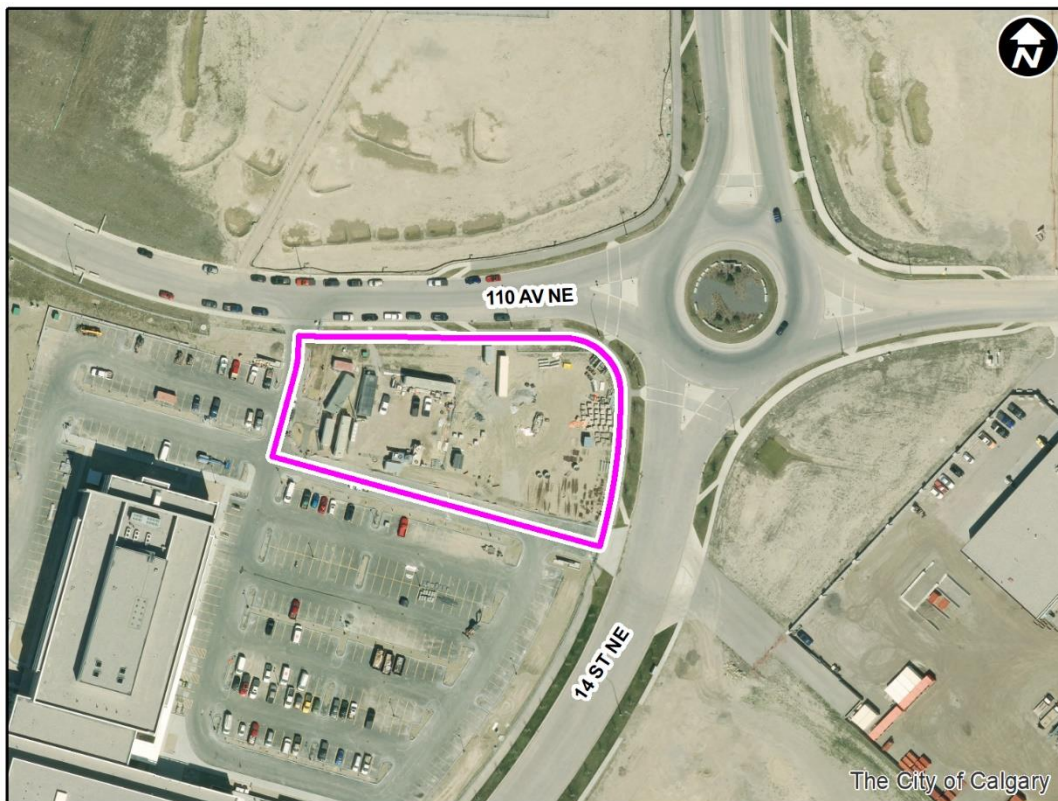
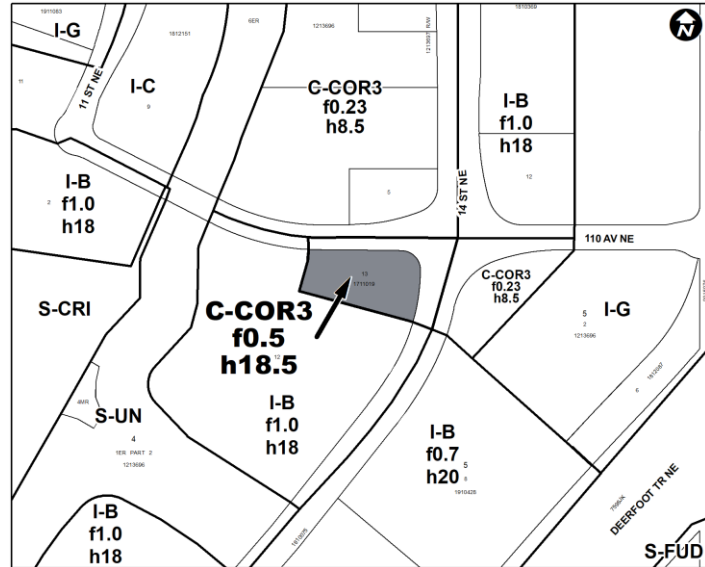
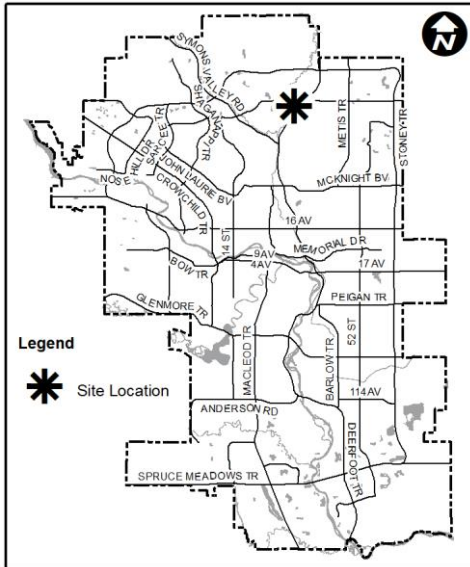
None.

**BACKGROUND**

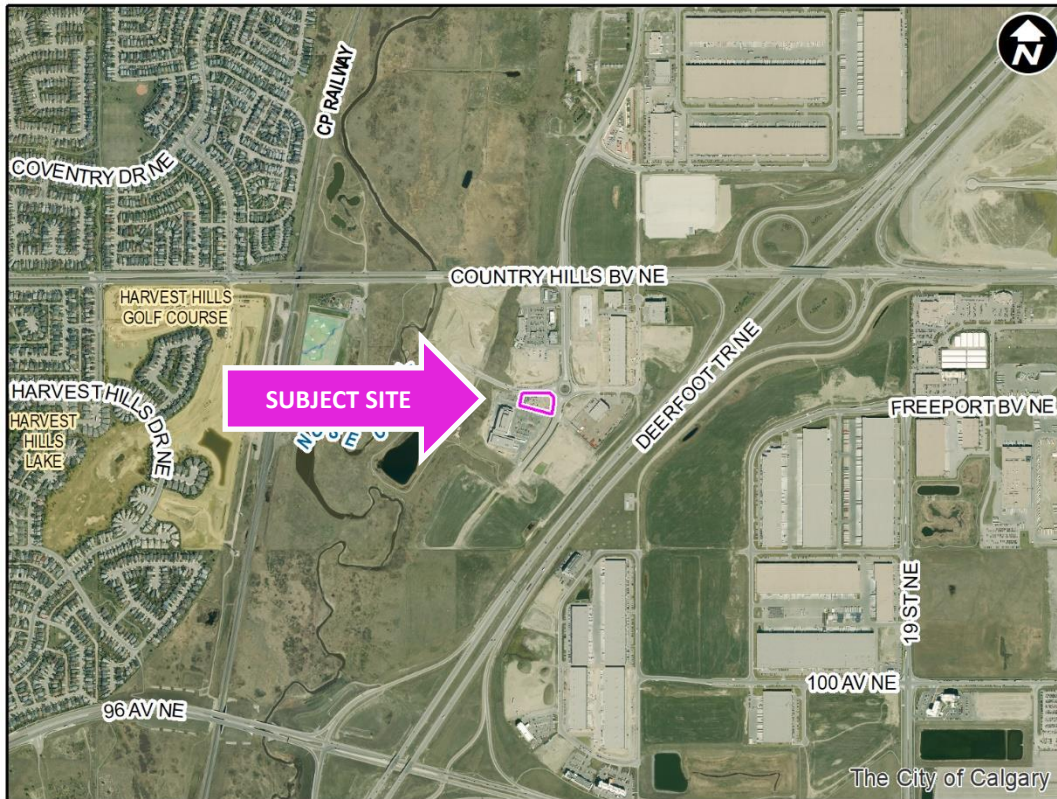
This land use redesignation application was submitted by IBI Group on behalf of the landowner, Remington Development Corporation on 2019 September 06. Their proposal is outlined in the Applicant's Submission (Attachment 1). A development permit application (DP2019-5375) was submitted on 2019 October 16, for a 4-storey office building with retail on the main floor. See Attachment 2 for a summary.

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**Location Maps**



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**Site Context**

The subject site is located in the community of Stoney 1 on the south side of 110 Avenue NE, west of 14 Street NE. The site is approximately 0.49 hectares (1.21 acres) in size, with approximate dimensions of 100 metres in length and 50 metres in width. The site is currently vacant.

The surrounding area is characterized by predominantly industrial and support commercial uses with maximum building heights ranging from 8.5 metres to 20 metres. The parcel immediately to the south and west of the site is designated Industrial – Business f1.0h18 (I-B f1.0h18) District and contains Office and Specialized Industrial uses in a three-storey building. Sites located across 110 Avenue NE and 14 Street NE are designated as Commercial – Corridor 3 f0.23h8.5 (C-COR3 f0.23h8.5) District.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This land use amendment will further facilitate the development of the subject site in a way that is contextually appropriate. This will contribute to the growth of this developing industrial area, as envisioned by the *Municipal Development Plan* and the *Stoney Industrial Area Structure Plan*.

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**Planning Considerations**

The following sections highlight the scope of technical planning and analysis conducted by Administration.

***Land Use***

The subject site is currently designated as the Commercial – Corridor 3 f0.23h8.5 (C-COR3 f0.23h8.5) District. C-COR3 is intended to be characterized by mid to large-scale commercial developments in industrial areas.

The proposed change to the modifiers would maintain the existing C-COR3 District while increasing the maximum Floor Area Ratio (FAR) to 0.5 and the maximum allowable building height to 18.5 metres, to allow for the construction of a four-storey building. This is in keeping with much of the surrounded land use.

***Development and Site Design***

The rules of the proposed C-COR3 District will provide guidance for future site development including appropriate uses, building massing and height, landscaping and parking. Given the specific context of this corner site, future development permit evaluation will focus on creating an engaging interface with the corner of 110 Avenue NE and 14 Street NE.

***Environmental***

No significant environmental issues were identified. An Environmental Site Assessment was not required.

***Transportation***

Pedestrian access to the site is available from sidewalks along 110 Avenue NE and 14 Street NE. Vehicular access is available from access points on both 110 Avenue NE and 14 Street NE, with the main driveway intended to be located on 14 Street NE. Both driveways are shared with the neighbouring parcel.

***Utilities and Servicing***

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

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### **Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

No responses from the public were received, and there is no Community Association for this area.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes efficient use of land.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

#### ***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located within the Standard Industrial area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The MDP notes that uses that support the industrial function of the area and cater to the day-to-day needs of area businesses and their employees may be supported.

#### ***Stoney Industrial Area Structure Plan (Statutory – 2006)***

The site is located within Planning Cell E of the *Stoney Industrial Area Structure Plan* (ASP). It is indicated as 'Business/Industrial Area' on the land use map. The purpose of this area is to provide for the development of a variety of light industrial uses within the context of a fully-serviced industrial/business park. In addition, medium industrial, secondary commercial, office, institutional, recreational and other land uses considered to be compatible and appropriate may also be allowed.

The proposed FAR is compatible with the ASP's recommended density limits for office uses. The ASP does not make any specific recommendations for this site regarding building height.

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**Social, Environmental, Economic (External)**

Increasing the maximum FAR and building height will allow the developer additional flexibility in site layout and design, while also increasing density to use the existing infrastructure more efficiently.

**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 amendments do 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 proposal is in keeping with applicable policies of the *Stoney Industrial Area Structure Plan* and the *Municipal Development Plan*. The proposal represents a modest increase in the commercial area of a planned industrial business park which will be compatible with the surrounding buildings and land uses.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Development Permit (DP2019-5375) Summary