

**LAND USE AMENDMENT
RESIDUAL SUB-AREA 3H (WARD 3)
STONEY TRAIL NE AND MÉTIS TRAIL NE
BYLAW 265D2017**

MAP 34NE

EXECUTIVE SUMMARY

The proposed land use amendment seeks to redesignate a Special Purpose – Future Urban Development (S-FUD) District parcel in Residual Ward 3 – Sub Area 3H to Industrial – Outdoor (I-O) District. The site is currently the location of a Vehicle Storage – Recreational business, and the Applicant seeks to expand the business to include the uses Vehicle Storage – Large and Equipment Yard to facilitate the storage of larger vehicles and heavy equipment.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 June 15

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 265D2017; and

1. **ADOPT** the proposed redesignation of 3.50 hectares \pm (8.64 acres \pm) located at 14017 – 52 Street NE (Plan 1440LK, Block E) from Special – Purpose – Future Urban Development (S-FUD) District **to** Industrial – Outdoor (I-O) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 265D2017.

REASON(S) FOR RECOMMENDATION:

The proposed redesignation is aligned with the intent for development of the area, which the Northeast Residual Area Policy Plan identifies as predominantly limited / light industrial development. The proposed uses of Vehicle Storage – Large and Equipment Yard are consistent with the existing general character of the area and the uses already occurring on the subject site. The additional permitted and discretionary uses within the I-O district will not unduly restrict the future redevelopment potential of the site or surrounding area.

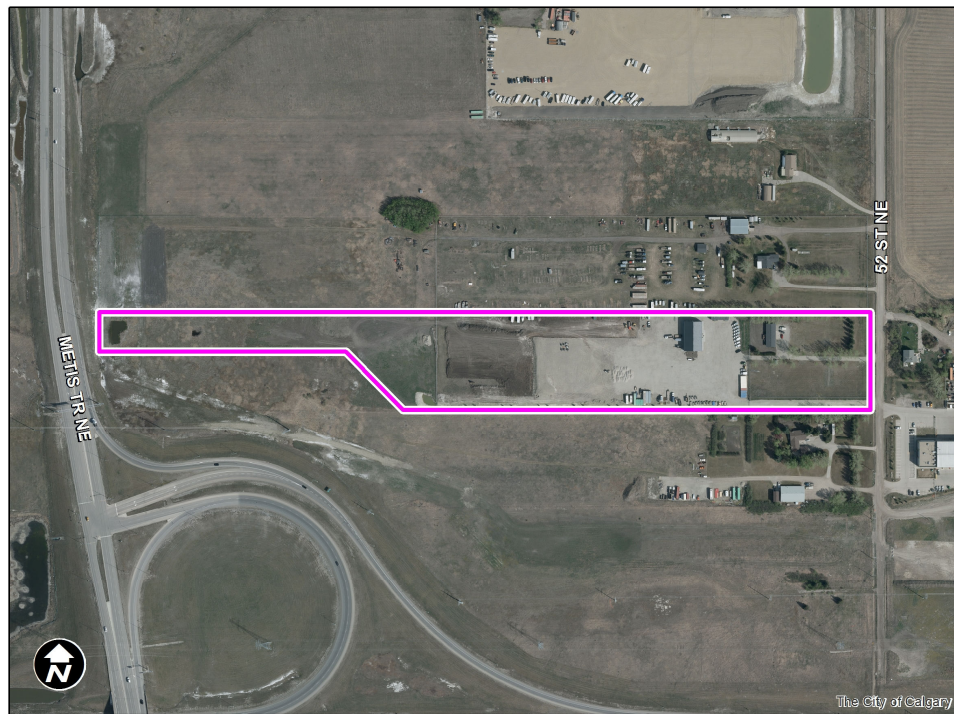
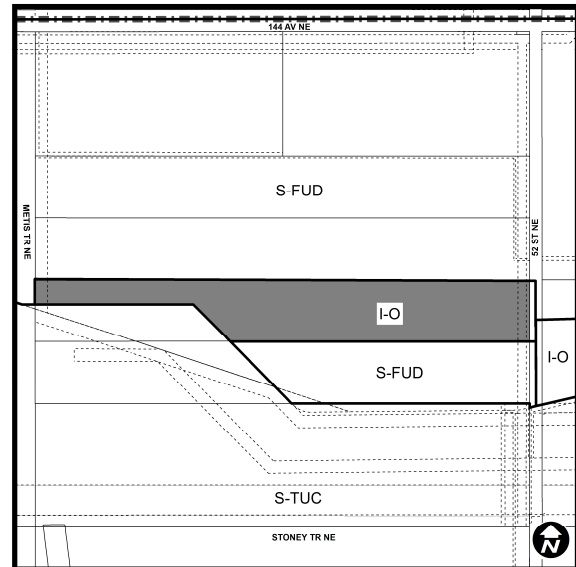
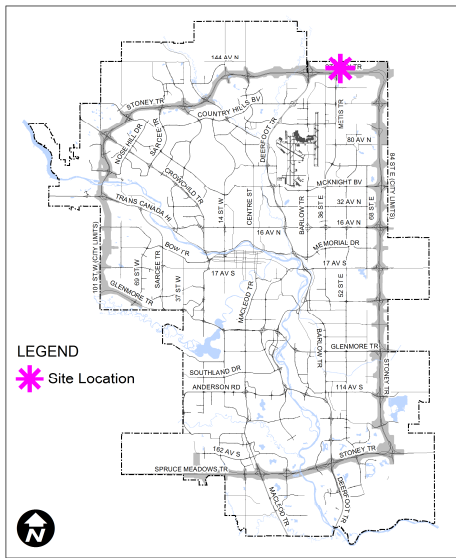
ATTACHMENT

1. Proposed Bylaw 265D2017

LAND USE AMENDMENT
RESIDUAL SUB-AREA 3H (WARD 3)
STONEY TRAIL NE AND MÉTIS TRAIL NE
BYLAW 265D2017

MAP 34NE

LOCATION MAPS



LAND USE AMENDMENT
RESIDUAL SUB-AREA 3H (WARD 3)
STONEY TRAIL NE AND MÉTIS TRAIL NE
BYLAW 265D2017

MAP 34NE

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.50 hectares \pm (8.64 acres \pm) located at 14017 – 52 Street NE (Plan 1440LK, Block E) from Special – Purpose – Future Urban Development (S-FUD) District **to** Industrial – Outdoor (I-O) District.

Moved by: L. Juan
Absent: R. Wright

Carried: 6 – 0

LAND USE AMENDMENT
RESIDUAL SUB-AREA 3H (WARD 3)
STONEY TRAIL NE AND MÉTIS TRAIL NE
BYLAW 265D2017

MAP 34NE

Applicant:

1738803 Alberta Ltd (Kevin Kolla)

Landowner:

1738803 Alberta Ltd (Kevin Kolla)

PLANNING EVALUATION

SITE CONTEXT

The subject site is located north of Stoney Trail NE and east of Métis Trail NE in Residual Ward 3. The site is accessed from 52 Street NE via 144 Avenue NE which is the boundary with Rocky View County

The area is predominantly designated as S-FUD and is characterized by limited industrial uses such as vehicle and equipment storage. The Transportation and Utility Corridor abuts the parcel to the southwest. An I-O parcel sits directly across 52 ST NE to the east, which was redesignated from S-FUD in 2008, and is developed with an Equipment Yard and Storage Yard. The parcel is irregular in shape with a depth of approximately 805 metres, and a width of approximately 100 metres at the eastern boundary and approximately 40 metres at the western boundary. The irregular shape does not unduly limit the development potential of the site. The parcel area is approximately 8.64 acres (3.5 hectares) and is currently developed with a single detached dwelling, shop, and a recreational vehicle and boat storage business.

LAND USE DISTRICTS

The Industrial – Outdoor District is characterized by uses where materials are stored outdoors on parcels that have minimal or no City servicing. The additional permitted uses of Equipment Yard and Vehicle Storage – Large will allow for expansion of the existing vehicle storage business. District rules require the screening of all materials and supplies, and limits the visibility of uses from view of surrounding streets. Details on any additional site improvements will be considered at the Development Permit stage.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

**LAND USE AMENDMENT
RESIDUAL SUB-AREA 3H (WARD 3)
STONEY TRAIL NE AND MÉTIS TRAIL NE
BYLAW 265D2017**

MAP 34NE

Municipal Development Plan (MDP)

The subject site is located within the *Industrial – Standard Industrial* land use area as identified under Map 1: Urban Structure of the MDP. Applicable policy seeks to protect industrial land and allow for the development of a broad range of industrial uses. This land use amendment is aligned with the MDP.

Northeast Residual Area Policy Plan

The Northeast Residual Area Policy Plan envisions industrial development based on available infrastructure capacity and compatible development. The subject site is located in Planning Cell B and is identified for “Limited Industrial” development. The purpose of the “Limited Industrial” area is to provide for the development of light industrial uses.

Lands are intended to remain in a holding district until an Outline Plan is approved. Due to the very limited range of uses in the I-O district, and the temporary nature of the permitted uses such as Equipment Yard and Vehicle Storage, the proposed redesignation is considered to be compatible with this policy. Detailed outline planning will occur when subdivision and/or more intensive industrial uses are proposed.

Rocky View/Calgary Intermunicipal Development Plan (IDP)

The subject site falls within the Policy Area of the IDP and has been circulated to Rocky View County. The County does not object to the proposed redesignation, and will be engaged further at the Development Permit stage.

TRANSPORTATION NETWORKS

The subject site is accessed from 52 Street NW and has an access/egress driveway and an emergency egress driveway. At the Development Permit stage the Applicant will be required to apply and execute an Agricultural Driveway Crossing Indemnification Agreement, and an Indemnification Agreement will be required for any work to be undertaken adjacent to or within City rights-of-way. The Applicant shall be required to obtain a letter from the Rocky View County allowing additional usage of County Roads.

UTILITIES & SERVICING

The property is not currently serviced by The City of Calgary water and sanitary services.

A tie-in to the existing watermain that runs along the 52 Street NE alignment is expected to be undertaken with future development.

**LAND USE AMENDMENT
RESIDUAL SUB-AREA 3H (WARD 3)
STONEY TRAIL NE AND MÉTIS TRAIL NE
BYLAW 265D2017**

MAP 34NE

No storm service is available at this time. The site will be serviced through an on-site storage pond and associated overland drainage system. No municipal sanitary sewer infrastructure is available in the area. The subject site will be serviced by sanitary holding tanks that will be pumped out and hauled off-site on a regular basis in accordance with City policy.

A Deferred Services Agreement (DSA) will be required between the developer and The City at the Development Permit stage. The developer will be responsible for extending the services to the subject site when permanent services are available.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

No specific environmental sustainability measures have been proposed by the Applicant at this time.

GROWTH MANAGEMENT

This Land Use Amendment proposal does not require additional capital infrastructure investment at this time and therefore no growth management concerns have been identified.

PUBLIC ENGAGEMENT

Community Association Comments

There is no Community Association for the subject site.

Citizen Comments

No comments were received by the CPC Report submission date.

Public Meetings

No public meetings were held by the applicant or administration during review of this application.

**LAND USE AMENDMENT
RESIDUAL SUB-AREA 3H (WARD 3)
STONE TRAIL NE AND MÉTIS TRAIL NE
BYLAW 265D2017**

MAP 34NE

APPENDIX I

APPLICANT'S SUBMISSION

The reasons for making this application are listed below.

- Rezoning would allow Upper Stoney Storage the ability to lease the lands out to a variety of clientele for different needs in their business.
- With the lands being rezoned we can allow our current clients the option to store larger equipment.
- After review of the zoning map we became aware that our neighbours have rezoned their lands so we feel that we have an opportunity to rezone our property.
- The rezoning would allow for additional revenue as leases would be more flexible on the type of vehicles and equipment allowed on the lands.
- The value of the property would increase with the rezoning.
- Will encourage economic investment.
- Better use of the land in some circumstance by being able to position the lands for more efficient usage.
- Impact of flooding is reduced with proper storm water management.
- Rezoning will facilitate growth in the area.