

Planning & Development Report to
Calgary Planning Commission
2020 May 07

ISC: UNRESTRICTED
CPC2020-0466

Land Use Amendment in Stoney 1 (Ward 3) at 11105 - 11 Street NE, LOC2020-0039

EXECUTIVE SUMMARY

This a housekeeping land use amendment to correct an error to a previously approved redesignation. This land use amendment application was submitted on 2020 March 10 by The City of Calgary on behalf of the landowner Melcor Developments Ltd. This application proposes to redesignate a portion of the subject parcel from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to align the land use district boundary with the approved subdivision boundary.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. Adopt, by bylaw, the proposed redesignation of 0.15 hectares ± (0.37 acres ±) located at 11105 - 11 Street NE (Plan 1911083, Block 4, portion of Lot 11) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

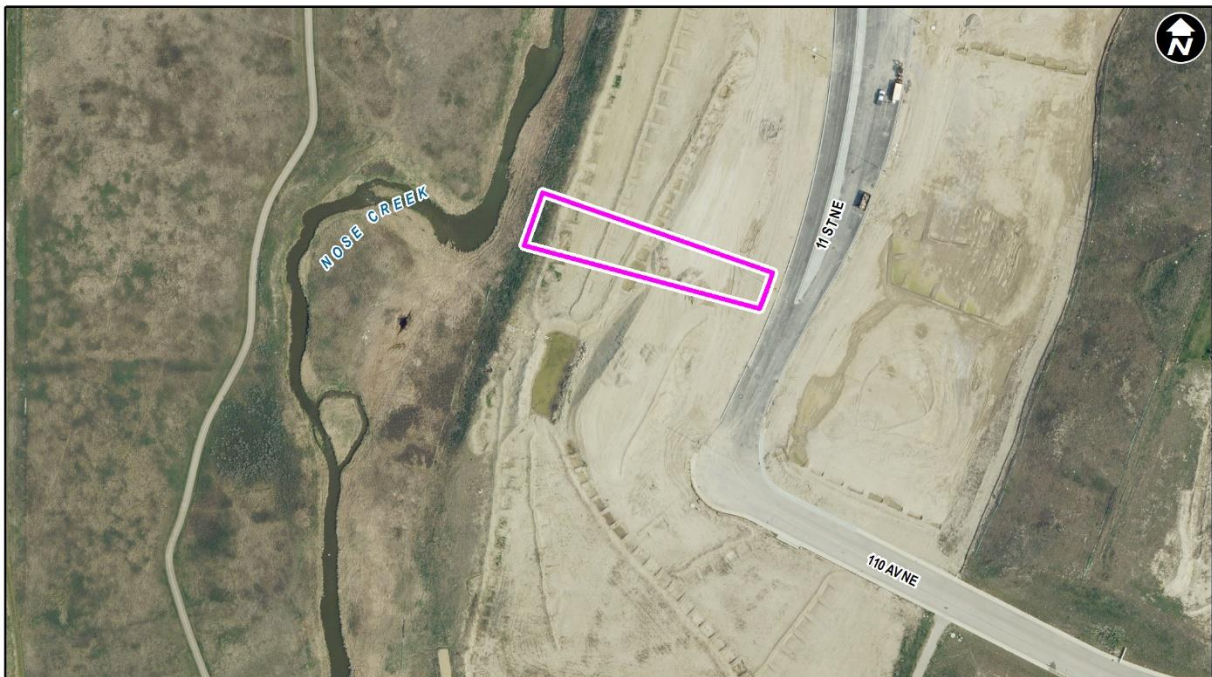
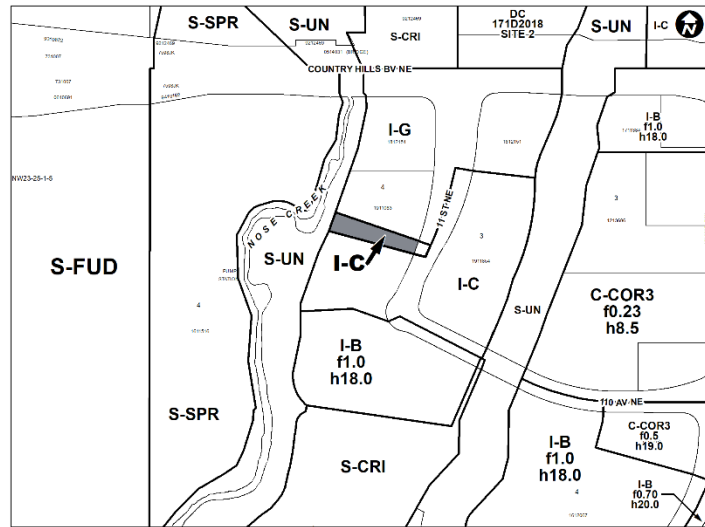
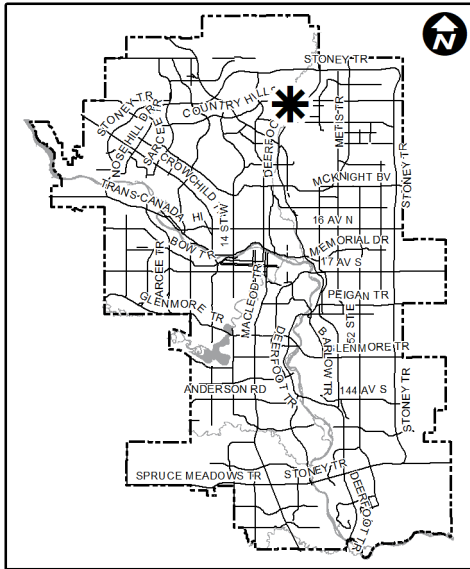
At the 2019 March 18 Combined Meeting of Council, Council approved the redesignation (Bylaw 72D2019) of three parcels (11105, 11110, and 11130 - 11 Street NE) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

Following Council approval, a discrepancy between the approved land use district boundary and subdivision boundary was identified. To correct this error, Administration has submitted this land use amendment application on 2020 March 10, on behalf of the landowner Melcor Developments Ltd.

This land use amendment proposes to redesignate a portion of the subject parcel to correct an error in a previously approved land use amendment (Bylaw 72D2019). The remainder of the subject parcel is designated I-C District and will remain. If approved, this land use amendment will align the land use district boundary with the approved subdivision boundary.

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Location Maps



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Site Context

The subject parcel is in the industrial community of Stoney 1, west of Deerfoot Trail and south of Country Hills Boulevard NE. These lands are located approximately 600 metres from the residential communities of Harvest Hills and Coventry Hills. The area proposed for redesignation is not graded and totals approximately 0.15 hectares.

The subject site is located in an area of Stoney 1 which has a mix of industrial land use districts of varied types, sizes and intensities. Along the western edge of the site is Nose Creek and along the eastern edge is an area of steep topography. Both of these environmental features are designated Special Purpose – Urban Nature (S-UN) District.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use amendment from the I-G District to the I-C District would align the land use district boundary with the approved subdivision. The existing land use district boundary has resulted in a split zoning on the parcel.

Planning Considerations

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

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Land Use

This application proposes to redesignate a portion of the subject parcel from I-G District to I-C District. Due to a mapping error, the existing land use does not reflect the approved subdivision pattern. To correct this error, a portion of the subject site is proposed for redesignation to I-C. The remainder of the parcel is currently I-C and is not proposed for redesignation.

The proposed I-C District is characterized by a range of light industrial uses along with small scale commercial uses that are compatible with and complement the light industrial uses. It is intended that the I-C be applied to parcels located within 200 metres of a major street, such as Country Hills Boulevard NE. The I-C District contains controls to ensure that developments address aesthetic concerns associated with highly visible locations.

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 light industrial uses and a limited number of support commercial uses. Site design elements, such as parking, landscaping, and interface with adjacent uses will be reviewed at the time of development permit.

Environmental

An Environmental Site Assessment was completed as part of the outline plan approval for this area. No further assessment was required for this application. The subject lands are located outside of the Nose Creek floodway/flood zone.

Transportation

The subject parcels can be accessed from 11 Street NE, via Country Hills Boulevard NE and 110 Avenue NE. Eleventh Street NE is well connected to the larger transportation network as it is tied in to Country Hills Boulevard NE. Transit service for this area is provided on Country Hills Boulevard NE and a transit stop is located approximately 450 metres from the subject lands.

Utilities and Servicing

Water, sanitary, and storm connections are available from 11 Street NE. Development site servicing will be determined at both the future development permit and development site servicing plan circulation stages, to the satisfaction of Water Resources.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to external stakeholders, adjacent property owners, advertised online and notice posted on site.

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In response to the notifications, Administration did not receive any comments on the proposal. There is no community association for the subject area and no public meetings were held for this application.

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, 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](#) (SSPR) which directs population growth in the region to the 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 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 also discourages stand-alone office uses and regional retail developments within the Standard Industrial land use typology. The I-C District supports the development of a broad range of industrial uses and support commercial 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 parcel as Business/Industrial Area. The purpose of the Business/Industrial classification is to provide for the development of a variety of light industrial uses. In addition, other complimentary uses may be allowed where deemed to be appropriate.

Section 8.1 of the ASP provides guidance on the desired composition and built form for the subject parcels. This section notes that medium industrial uses should not locate adjacent to Nose Creek, an escarpment, or west of 15 Street. Many uses contained within the existing I-G District would not be allowed under this policy.

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The proposed I-C District better aligns with Section 8.1 of the ASP. The proposed I-C District is characterized by light industrial uses and does not contain the higher intensity industrial uses that are allowed in the current I-G District.

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)

The land use amendment will allow for commercial development which is conducive to attracting, retaining and nurturing business.

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 currently.

Risk Assessment

If the land use amendment is not approved the subject parcel would have two land use districts. When there are multiple districts that apply to a single parcel it can cause issues at time of development as the land use districts determine development rights. To avoid such complications it is standard Administrative practice to recommend one land use district for a single parcel.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment will align the land use district boundary with the approved subdivision. The intent of this proposal is to correct an administrative error to the existing land use pattern. The proposed land used amendment aligns with the applicable policies of the *Municipal Development Plan and Revised Stoney Industrial Area Structure Plan*.

ATTACHMENT(S)

1. Applicant Submission