

Planning & Development Report to
Calgary Planning Commission
2020 July 02

ISC: UNRESTRICTED
CPC2020-0631

Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE, LOC2020-0011

EXECUTIVE SUMMARY

This application has been submitted by Urban Systems on behalf of Country Hill Communities Inc. This application proposes the redesignation of approximately 13.15 hectares (32.49 acres) of land to amend a previously approved outline plan and land use amendment application (CPC2018-0483 and CPC2018-0485). The changes are intended to facilitate the redesign and relocation of proposed stormwater management facilities. The outcome will help realize a new employment area within Calgary's established area. The areas included in both the Outline Plan and Land Use Amendment do not match, as there are areas within the proposed Outline Plan that do not require a land use amendment. The specific changes include:

Accommodating New Constructed Wetlands and Associated Public Utility Lot(s)

- approximately 1.14 hectares (2.82 acres) to facilitate the construction of wetlands for stormwater management (S-UN) from an I-C based DC District;
- approximately 0.54 hectares (1.33 acres) to facilitate the construction of wetlands for stormwater management (S-UN) from a public utility lot (S-CRI); and
- approximately 0.14 hectares (0.36 acres) to create public utility lots (S-CRI) from an I-C based DC District and environmental reserve (S-UN);

Adjustments to Proposed Industrial – Commercial Land Use Areas

- approximately 1.72 hectares (4.25 acres) to facilitate new industrial lands DC(I-C) created by the relocation of a stormwater pond (S-CRI); and
- approximately 9.61 hectares (23.75 acres) as a housekeeping amendment to accommodate the increased area for industrial DC(I-C) land.

This application is accompanied by an outline plan application (CPC2020-0630) to provide the future subdivision layout for the site's development. Conditions have been incorporated in the outline plan to effectively address the site's development.

The proposed adjustments to the previously approved land use / outline plan are in keeping with the applicable objectives and policies identified in the *Municipal Development Plan (MDP)* and *Stoney Industrial Area Structure Plan (Revised) (ASP)*.

Two applications for subdivision (SB2018-0458, SB2018-0171) have been submitted and are on hold pending the outcome of this revised outline plan and land use amendment application.

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ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission:

1. Direct this report (CPC2020-0631) to the 2020 July 27 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommend that Council hold a Public Hearing; and
 - a) **ADOPT**, by bylaw, the proposed redesignation of 13.15 hectares ± (32.49 acres ±) located at 1350 Country Hills Boulevard NE (Portion of Plan 8910090, Lot 1, Block 3) from DC Direct Control District, Special Purpose – Community and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District **to** Special Purpose – Community and Regional Infrastructure (S-CRI), Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate industrial commercial uses, with guidelines (Attachment 2); and
 - b) Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application has been submitted by Urban Systems on behalf of Country Hill Communities Inc and they have provided their summary of the proposal in Attachment 1.

The Stoney Industrial Area comprises approximately 932 hectares (2,303 acres) of land located between Deerfoot Trail NE and Nose Creek, which runs through the site. The first version of the development plan for this area was written in 1983 but for many years after it was completed the lands remained relatively undeveloped. However, in 2004 due to continued growth of the city the area faced mounting development pressures and the plan was revised. The vision for the area remained the same, that Stoney Industrial would be a prominent business area.

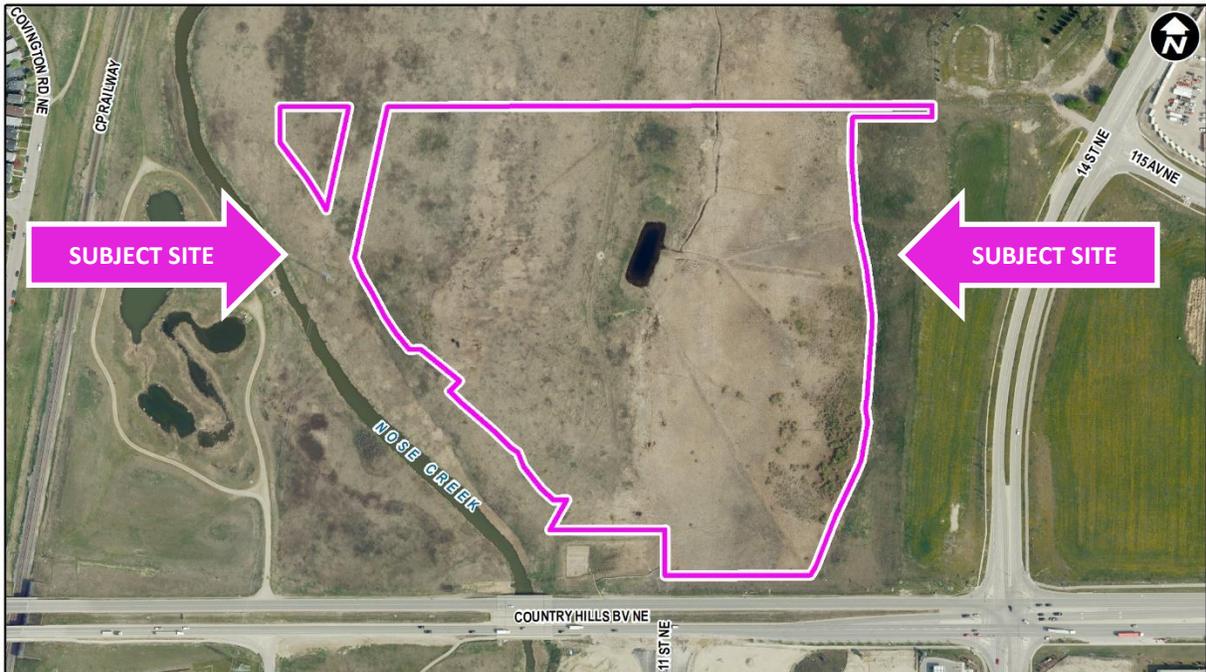
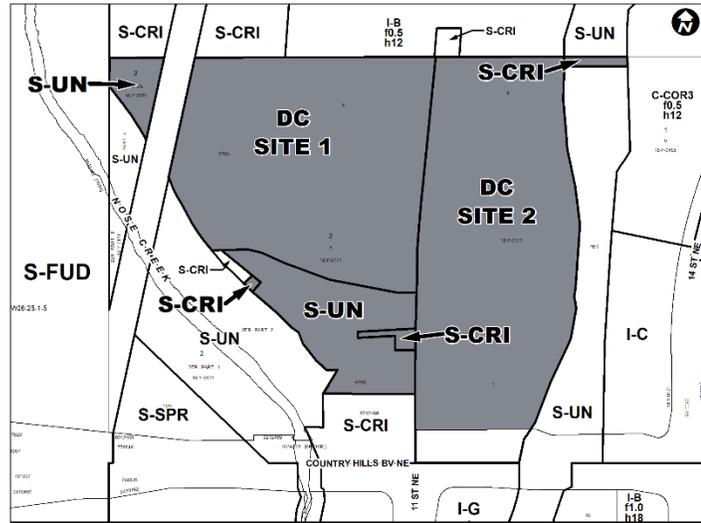
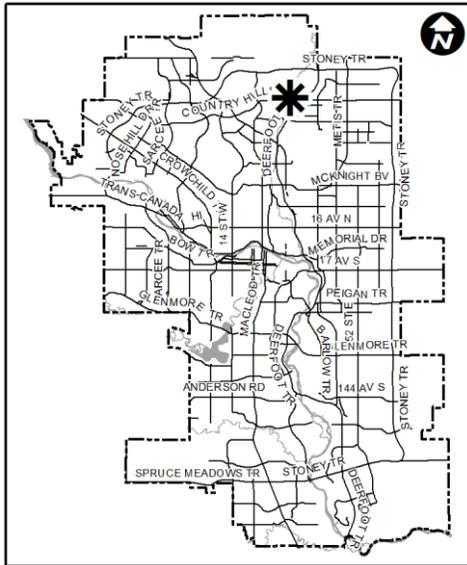
A previous land use amendment and outline plan (CPC2018-0485) was approved for this site in 2018. Two applications for subdivision (SB2018-0458, SB2018-0171) was submitted but has not been approved. However, more detailed design resulted in a desire to relocate proposed storm ponds from the northwest corner of the site to the southeast, including replacing a dry pond for Country Hills Boulevard NE with a constructed wetland. The application also proposes removal of a previously approved, but not yet dedicated, section of 115 Avenue NE.

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Location Maps



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Site Context

The subject site is situated north of Country Hills Boulevard NE and west of 14 Street NE in the community of Stoney 1. The subject parcel is currently undeveloped and is bisected by two environmental features. The Nose Creek watershed runs through the south west corner of the site and the parcel also contains an area with significant slope. The site is also transected by an ENMAX utility corridor.

The proposed industrial and commercial development is part of a larger industrial area known as Stoney Industrial, which provides for a mix of commercial and industrial uses between the Coventry community and Deerfoot Trail. Nose Creek and a freight rail line separates the subject site from Coventry to the west. South of the site is a driving range and under development industrial and commercial uses.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application will facilitate the development of a range of commercial and industrial uses and will contribute to the growth for this area as envisioned by the *Stoney Industrial ASP (Revised)*.

This site and future development will set the development form and pattern for the area north of Country Hills Boulevard NE and continue the creation of a regional pathway network following Nose Creek.

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Land Use

Although not yet subdivided, land use redesignations were adopted in 2018 that now require redesignations to accommodate utility and servicing adjustments in the area. The main adjustment is relocating proposed stormwater management ponds from the northwest of the subject site to the south central area adjacent the east bank of Nose Creek.

The relocated ponds would create a larger area for Site 1 of the existing Direct Control District. Therefore a new Direct Control District is required and proposed within this application.

The second of two main proposed adjustments is a decision not to construct an extension of 115 Avenue NE west of 14 Street NE and through an Environmental Reserve (ER) parcel of land. However, utilities will still be in that segment, therefore a land use change is required to create a public utility lot within the ER land.

A summary of the proposed changes is provided in Table 1 on the following page.

When complete, the developed areas will have a combination of industrial and commercial designations. The proposed Direct Control District would replicate the existing uses allowed, but apply to a larger area as a result of relocating the stormwater management facilities.

The proposed Direct Control District (Attachment 2), contains two sites with one discretionary use added to each site, in addition to the permitted and discretionary uses of the Industrial – Commercial (I-C) District. On the west side of the future 11 Street NE, Site (Site 1 of the DC) a Place of Worship – Large is proposed as an additional discretionary use. On the east side of 11 Street NE (Site 2 of the DC), Distribution Centre is proposed an additional discretionary use. The new Direct Control District is required because the proposed area for the DC is now larger than what was approved in 2018.

Table 1: Land Use Changes Summary

| Existing Land Use | Proposed Land Use | Intended Use | Rationale for the Change |
|---|---|---|---|
| DC Direct Control District Site 1 - 171D2018 | New DC to: - Reflect larger area; and - Add clarity regarding potential for relaxations | - I-C uses and; - Discretionary “Place of Worship – Large” use | Relocation of stormwater management facilities created a larger area for the I-C uses |
| DC Direct Control District Site 2 – 171D2018 | New DC to: - Add clarity regarding potential for relaxations - No area / use changes proposed | - I-C uses and; - Discretionary “Distribution Centre” use | Clarify relaxation potential for developments while completing required changes to Site 1 of the DC |

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| | | | |
|------------------|-------|--|---|
| S-CRI | S-UN | - Environmental Reserve | Accommodate creation of constructed wetlands / stormwater management facilities |
| S-UN (west side) | S-CRI | - Access to stormwater management facilities | Accommodate access to inlet/outlet locations for stormwater management facilities |
| S-UN (east side) | S-CRI | - Public utility lot | Accommodate removal of proposed 115 Av NE utilities crossing ER land should be in a road right-of-way or public utility lot |

Subdivision Design

The proposed associated outline plan (CPC2020-0630) is in alignment with the ASP by extending 11 Street NE into the area and enabling development along the west side of the already constructed 14 Street NE.

The original outline plan envisioned a storm pond in the northwest corner of the plan area, however, an opportunity to replace a dry pond adjacent Country Hills Boulevard NE with a constructed wetland created multiple benefits and spurred the changes proposed in this application. The benefits include: enhanced biodiversity; more integrated stormwater management to accommodate water from both the site and Country Hills Boulevard NE; and a larger parcel for the existing and proposed industrial or commercial uses to locate.

The proposed outline plan is accompanied by a mix of industrial and commercial designated lots as well as a section of Nose Creek that is buffered by ER and MR, in accordance with City and Provincial regulations.

Development and Site Design

There are currently no active applications for a development permit for new buildings on the subject site. When applications are received, they will be evaluated against the regulations of the Land Use Bylaw, as well as policies of the applicable policy plans. In particular, attention will be paid to maximizing opportunities for sensitive integration, physically and visually with the environmental reserve lands adjacent Nose Creek.

Open Space

During the original outline plan, a 0.69 hectare (1.71 acre) parcel of land on the west side of Nose Creek was provided as MR. The remainder of the municipal reserve requirements, 0.80 hectare (2.17 acres), will be provided as cash-in-lieu as recommended by Administration.

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Although the site is constrained for access sitting between Nose Creek, a railway line and Country Hills Boulevard, there is the potential for it and the city-owned adjacent parcel to become an area for a variety of passive recreational opportunities along the Nose Creek corridor.

An extension of a regional trail, which would become part of the Trans Canada Trail, along Nose Creek will also be realized as part of this development. Once complete, residents of Coventry and Harvest Hills to the west will have a regional pathway connection following Nose Creek between Stoney Trail and the Bow River. Sidewalks and pathways will provide connections to transit stops located at the intersection of Country Hills Boulevard NE and 14 Street NE.

Transportation

Streets and Access

The subject lands are bound by Country Hills Boulevard NE to the south, 14 Street NE to the east, undeveloped future employment lands to the north and Nose Creek to the west. The transportation network proposed aligns with what was previously approved with one exception, which is the removal of the proposed, but not dedicated, extension of 115 Avenue NE west of 14 Street NE. The existing and proposed streets will be able to accommodate the future developments, which allows for a longer stretch of uninterrupted Environmental Reserve land that runs between 14 Street NE and the future 11 Street NE.

The subject area is well-connected to the regional transportation network and is in close proximity to Deerfoot Trail and its northerly interchange with Stoney Trail.

The proposal will enable construction of additional regional pathways in the Nose Creek corridor, creating more walking and cycling opportunities for people living or working in the area.

A Transportation Impact Assessment was submitted and accepted in support of this application.

Transit

The area is currently serviced by Route 161, which has stops located at the intersection of Country Hills Boulevard NE and 14 Street NE and provides service between Stoney Industrial east of Deerfoot Trail N and North Pointe.

Environmental Site Considerations

A Biophysical Impact Assessment (BIA) for the site was submitted and reviewed in association with the original submission. A new BIA was not required with the current application. The BIA identified temporal Class II wetlands which requires provincial Water Act approval prior to subdivision. The BIA also noted that no threatened species will be impacted. An update will be required prior to approval of a stripping and grading permit.

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Utilities and Servicing

Water servicing will be provided via construction of a new water main within 11 Street NE. In order to provide a looped system, a new water main will also be constructed within a proposed utility right-of-way and Public Utility Lot on the north side of the plan area and will connect to existing water infrastructure within 14 Street NE.

Sanitary servicing for developments on the west side of the S-UN (ER) area will be provided via construction of a new sanitary main within 11 Street NE. Sanitary servicing for the C-COR3 and I-C sites to the east of the S-UN (ER) area will be provided via construction of new sanitary infrastructure within a proposed utility right-of-way located along the S-UN (ER) area and along Country Hills Boulevard NE.

Storm servicing within the plan area will be provided via a new constructed wetland within the southwest corner of the plan area. New storm infrastructure located within a utility right-of-way on the west side of the plan, within 11 Street NE, and along Country Hills Boulevard NE will direct flows to the new constructed wetland facility.

Further servicing details will be resolved via the subdivision and development permit stages of development.

Climate Resilience

This proposal is driven primarily by the intention to create new wetlands in proximity to Nose Creek. Ponds were previously proposed in the northwest corner of the site. The new wetlands will also replace an existing, less biodiverse, dry pond constructed to accommodate stormwater from Country Hills Boulevard NE. The proposed changes will increase the biodiversity from what is currently approved, while still retaining the appropriate environmental buffers required to protect Nose Creek.

Further opportunities for enhanced climate resilience would be explored at the Development Permit stage. This includes enhanced onsite stormwater management techniques, given the proximity to Nose Creek, such as bioswales integrated with any proposed surface parking. Also, there are potential opportunities for solar installations on large buildings, such as the proposed Distribution Centre use for Site 2 of the DC Direct Control District.

Stakeholder Engagement, Research and Communication

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

There is currently no community association for the subject area and no letters from adjacent landowners were received.

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No public meetings were conducted by the applicant or Administration in direct relation to this land use application.

Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to this land use amendment, 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](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Calgary Metropolitan Region Board's Interim Growth Plan* (IGP). The proposed application builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Standard Industrial land use typology on the Urban Structure map on [Map 1: Urban Structure](#), in the [Municipal Development Plan](#). The standard industrial land use typology consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) contains the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP). This application will increase biodiversity by converting an approved dry pond into a constructed wetland that contributes to the objectives of the CMAP Program 6: Natural Assets Management.

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Stoney Industrial Area Structure Plan (Revised) (Statutory – 2006)

The subject site is located within the [Stoney Industrial ASP \(Revised\)](#) plan area. The subject lands are identified as a mix of business/industrial area, retail commercial area, and conservation area. The proposed outline plan and land use amendment application complies with those land use areas and their policies.

The Business/Industrial Area of the ASP is intended to provide for the development of light industrial uses within the context of a fully-serviced industrial/business park. Light industrial uses shall be the predominant uses of land for these areas. Commercial uses, medium industrial uses, and office uses may also be allowed where determined to be compatible and appropriate. A Light Industrial Use is defined in the plan as the use of land for industrial purposes that does not create conditions that are determined to have significant adverse impact beyond the boundaries of the site.

The ASP also states that no medium industrial uses within the business/industrial area should locate adjacent to nose creek or west of 15 Street NW. As such, only a DC (based on I-C) is being proposed. The uses of the I-C District are primarily light industrial uses as defined by the ASP. Further consideration of the policies of the business/industrial land use area will be considered at the development permit stage of development.

The Conservation Area of the ASP is intended to provide for the protection of environmentally significant lands within the Stoney Industrial Area, notably Nose Creek. These lands form part of the integrated natural open space system that provides passive and active recreational opportunities. The proposed and / or existing land use plan protects these lands from development and they are identified on the plan as S-UN or S-SPR.

Social, Environmental, Economic (External)

This proposal promotes sustainable development principles by providing an environment conducive to attracting, retaining and nurturing businesses to locate adjacent areas already developed with industrial, commercial and residential uses. The plan continues to protect environmental assets by providing a naturalized buffer between Nose Creek and development areas. The proposal also promotes smart growth principles by providing pedestrian connections to the existing and planned regional pathway network and transit stops at the intersection of Country Hills Boulevard NE and 14 Street NE to encourage a variety of modes of transportation and reduce automobile dependence.

Financial Capacity

Current and Future Operating Budget

There are no impacts to the current and future operating budget.

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Current and Future Capital Budget

There are no impacts to the current and future capital budget.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendments serves to implement the objectives of the *Municipal Development Plan*, and more specifically is in accordance with the policies of the *Stoney Industrial Area Structure Plan (Revised)*. The proposed land use amendments provide the components to set the framework for a range of employment uses to complement existing and future residential communities nearby as well as enable construction of wetlands to replace a less biodiverse dry pond for stormwater management.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed DC Direct Control District
3. Proposed Outline Plan