

Planning & Development Report to
Calgary Planning Commission
2020 July 02

ISC: UNRESTRICTED
CPC2020-0630

Outline Plan in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE, LOC2020-0011(OP)

EXECUTIVE SUMMARY

This application has been submitted by Urban Systems on behalf of Country Hill Communities Inc. This combined outline plan and land use redesignation application proposes amendments to a previously approved outline plan (CPC2018-0485). It proposes the future subdivision and development of approximately 22.73 hectares (56.17 acres) of land in the Stoney Industrial Area in the northeast quadrant of the city. This outline plan and land use redesignation proposes changes to some of the previously approved land uses and servicing of the 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. As not all of the land uses are proposed to change, the maps and areas in the accompanying land use report (CPC2020-0631) are different in scope from this outline plan.

The result will be a new employment area within Calgary's established area. This proposed outline plan includes the following:

- A single 1.61 hectare (3.98 acre) commercial parcel (C-COR3) that will contribute to a commercial node at the intersection of 115 Avenue NE and 14 Street NE;
- approximately 11.2 hectares (27.68 acres) of industrial land (I-C) and DC(I-C);
- approximately .69 hectares (1.71 acres) of municipal reserve space (S-SPR);
- approximately 5.9 hectares (14.63 acres) of environmental reserve lands (S-UN);
- approximately 0.49 hectares (1.22 acres) of land that will be used for storm water retention (S-CRI);
- the location and size of future public streets; and
- the location of major utilities and services.

The proposed adjustments to the previously approved 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.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 1350 Country Hills Boulevard NE (Portion of Plan 8910090, Lot 1, Block 3) to subdivide 22.73 hectares \pm (56.17 acres \pm), with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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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 2.

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.

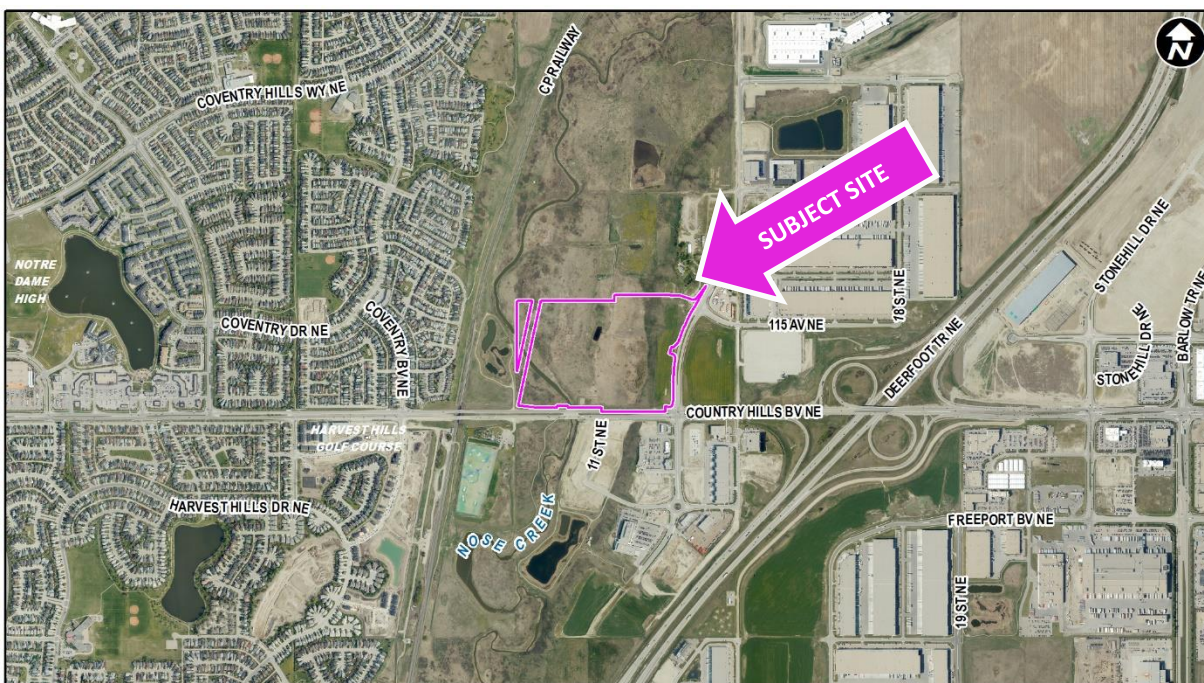
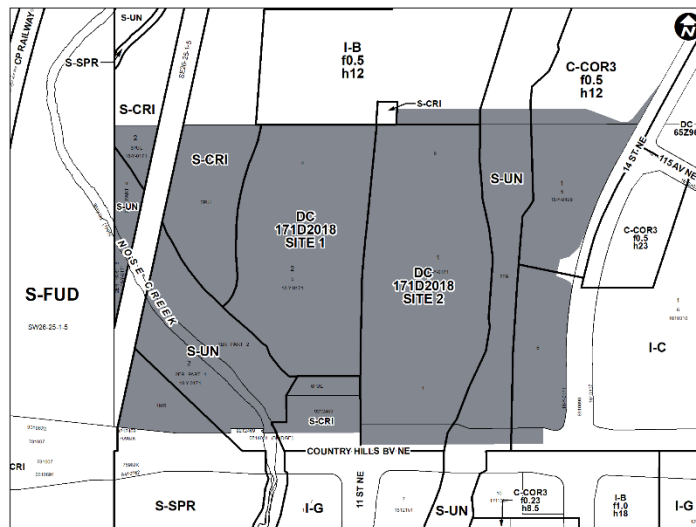
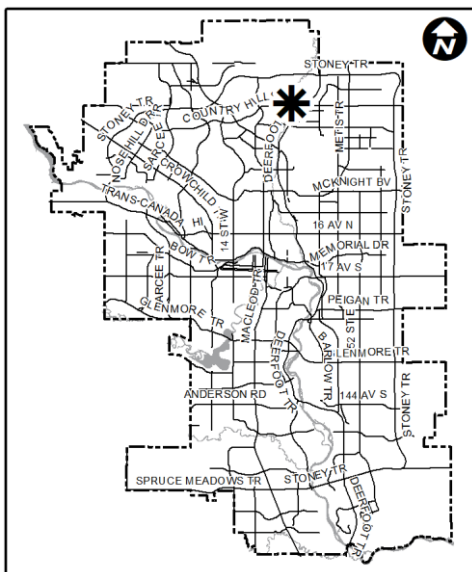
A previous outline plan (CPC2018-0485) was approved for this site by Calgary Planning Commission in 2018. However, more detailed design resulted in a desire to replace a dry pond for Country Hills Boulevard NE with a constructed wetland. Additionally, a section of 115 Avenue NE proposed in the current outline plan, but not yet registered, will be removed and the land remain with the existing underlying land use districts with the exception of one public utility lot to accommodate utilities proposed to cross environmental reserve land.

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Location Maps



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Site Context

The subject site is approximately 22.73 hectares (56.17 acres) in size and is situated at the corner of Country Hills Boulevard NE and 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 southwest corner of the site and the parcel also contains an area with significant slope. The plan area 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 the community of Coventry Hills 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)*. These lands are identified as Business Industrial Area in the ASP and the northeast corner forms a portion of a planned commercial node. A portion of the site is identified in the ASP as conservation area and this area includes a section of Nose Creek as well as other environmentally sensitive lands.

This site and future development will set the development form and pattern for the area north of Country Hills Boulevard NE. The outline plan considers the provision of new streets and infrastructure which will serve future developments to the north. The outline plan also provides for a regional pathway along Nose Creek which will connect to the larger pathway network.

Land Use

A land use amendment application has been submitted in support of the outline plan (Attachment 3). The applicant proposes to complete a number of minor redesignations that accommodate utility and servicing adjustments in the area. When complete, the developed areas will use a combination of industrial and commercial designations including:

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 [DC Direct Control District \(Bylaw 171D2018\)](#). Therefore, a new Direct Control District is required and proposed within this application.

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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 below. Once complete, the area will feature a range of land uses including:

- Industrial – Commercial (I-C);
- A DC Direct Control District based on Industrial – Commercial (I-C), that adds “Place of Worship – Large” and “Distribution Centre” as discretionary uses on specific sites;
- Commercial – Corridor 3 (C-COR3) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – Community Reserve (S-CRI) District; and
- Special Purpose – Urban Nature (S-UN) District.

Table 1: Land Use and Outline Plan 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
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

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Proposed Road ROW for 115 Avenue NE	Combination of Utility ROW and Public Utility Lot (through ER land)	- Accommodate utilities for the new developments	New street was not necessary; larger section of intact ER land is retained
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Subdivision Design

The proposed subdivision continues growth 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 proposed changes that are the subject of this application.

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 Environmental Reserve (ER) and Municipal Reserve (MR), in accordance with City and Provincial regulations.

Development 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 hectares (1.71 acres) parcel of land on the west side of Nose Creek was provided as MR. The remainder of the municipal reserve requirements, 0.80 hectares (2.17 acres) will be provided as cash-in-lieu as recommended by Administration. There was a proposal to provide the site as Conservation Reserve, but it was not found to qualify as Conservation Reserve without some rehabilitation. At that point the applicant chose to revert to the existing municipal reserve designation.

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.

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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. This outline plan proposes to remove a portion of 115 Avenue NE between 14 Street NE and 11 Street NE. The Area Structure Plan (ASP) shows 11 Street NE as a primary north-south connection within the ASP area. The ASP did not identify 115 Avenue NE as a necessary connection.

The subject area is well-connected to the regional transportation network and is in close proximity to Deerfoot Trail N 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.

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

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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 Stoney 1 area and no letters from adjacent landowners were received.

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

Administration did not receive any comments regarding the proposed outline plan and land use amendment.

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.

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Strategic Alignment

South Saskatchewan Regional Plan (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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

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.

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

The subject site is located within the [Stoney Industrial ASP \(Revised\)](#) boundary. In this plan 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.

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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 I-C and 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 purpose of the Retail Commercial Area is to accommodate a variety of commercial and retail uses within a comprehensively planned commercial centre. Retail commercial uses shall be the predominant use of land within this area and secondary commercial uses may be allowed where determined to be appropriate. The definition of retail commercial use in the ASP is a use of land for the purpose of selling retail goods and services to the final consumers. The subject site forms a section of an envisioned retail commercial area in the ASP.

The C-COR3 land uses proposed to remain unchanged conforms to the intent for this area in the plan. Further consideration of the policies of the retail commercial 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 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 within an established area of Calgary. The plan protects 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 reduce automobile dependence.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

There are no impacts to the current and future capital budget as a result of this report.

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION:

The proposed outline plan 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 outline plan provides the components to set the framework for a range of employment uses to complement existing and future residential communities nearby.

The Conditions of Approval (Attachment 1) effectively implement the technical aspects of the area's future development.

ATTACHMENTS

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Subdivision Data Sheet
5. Proposed Land Use District Map