

Planning & Development Report to
Calgary Planning Commission
2020 August 06

ISC: UNRESTRICTED
CPC2020-0787

Land Use Amendment in Stoney 1 (Ward 3) at multiple addresses, LOC2020-0049

EXECUTIVE SUMMARY

This application was submitted by the landowner, Melcor Developments Ltd, on 2020 April 17. The application proposes a land use redesignation of approximately 1.27 hectares (3.15 acres) from Industrial – Business (I-B f1.0h18) District to DC Direct Control District, and approximately 2.39 hectares (5.92 acres) from Industrial – Business (I-B f0.7h20) District to Industrial – General (I-G), in the community of Stoney 1. The proposed land use redesignations will allow for:

- on the north parcel:
 - primarily light industrial uses and support commercial uses;
 - a retail garden centre and seasonal sales area; and
 - a maximum building height of 12 metres, about 3 storeys (a decrease from the current maximum of 18 metres); and
- on a portion of the south parcels:
 - a wide range of general industrial uses including a limited number of support commercial uses;
 - a maximum building height of 16 metres, about 3 to 4 storeys (a decrease from the current maximum of 20 metres); and
 - a maximum floor area ratio (FAR) of 1.0 (an increase from the current maximum of 0.7 FAR).

The proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP) and the *Revised Stoney Industrial Area Structure Plan* (ASP). No development permit application 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 1.27 hectares ± (3.15 acres ±) located at 11134 – 15 Street NE (Plan 1213696, Block 1, Lot 2) from Industrial – Business (I-B f1.0h18) District **to** DC Direct Control District to accommodate a retail garden centre and seasonal sales area uses with guidelines (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 2.39 hectares ± (5.92 acres ±) located at 10821 and 11061 - 15 Street NE (Portion of NE 1/4 23-25-1-5; Plan 0915074, OT) from Industrial – Business (I-B f0.7h20) District **to** Industrial – General (I-G) District; and
4. Give three readings to the proposed bylaw.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

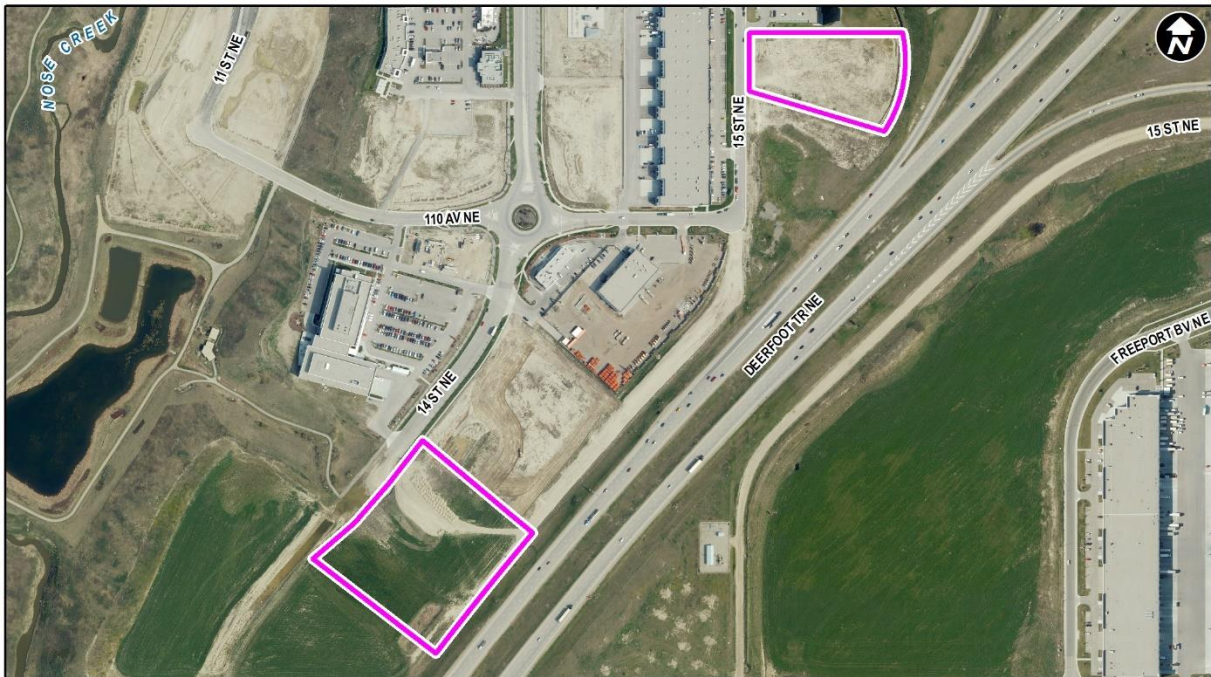
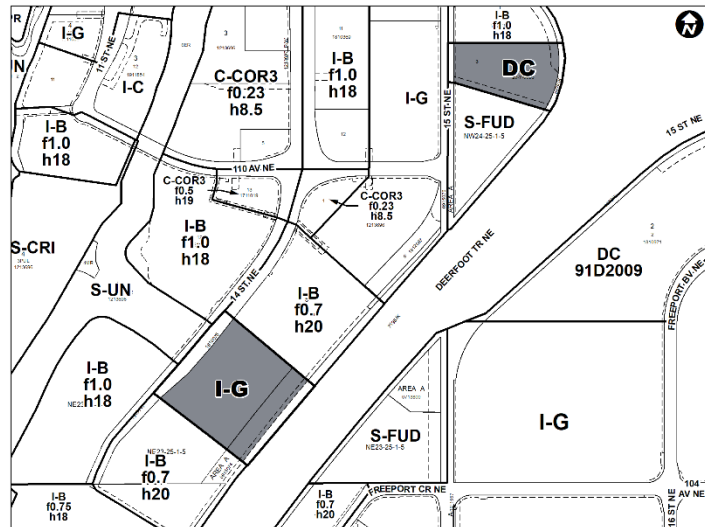
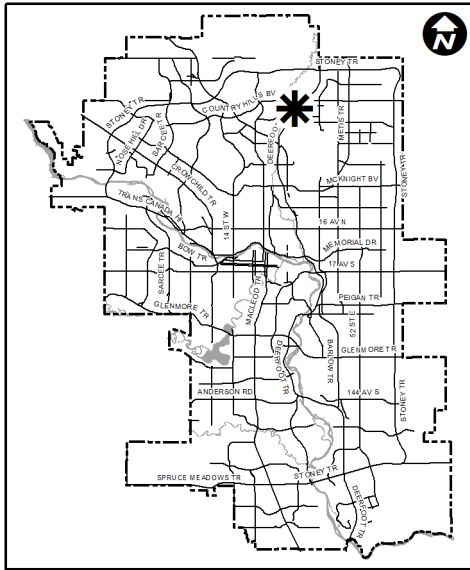
This redesignation application was submitted by the landowner, Melcor Developments Ltd, on 2020 April 17. As noted in the Applicant's Submission (Attachment 2), this land use change would allow for a range of light and medium industrial uses, support commercial, and a retail garden centre and seasonal sales area. A subdivision plan has been applied for which will create lots that align with the proposed land use district boundaries.

An outline plan and land use amendment, LOC2009-0026 (Attachment 3), was approved in 2010, and includes the area that is subject to this proposed land use amendment application. The northern parcel was designated I-B f1.0h18 District, its current designation. The southern area currently addressed as 10821 – 15 Street NE was designated I-G District. 11061 – 15 Street NE did not exist at the time, as it was road right-of-way. The province eventually declared this right-of-way surplus and sold the undesignated land to the current landowner.

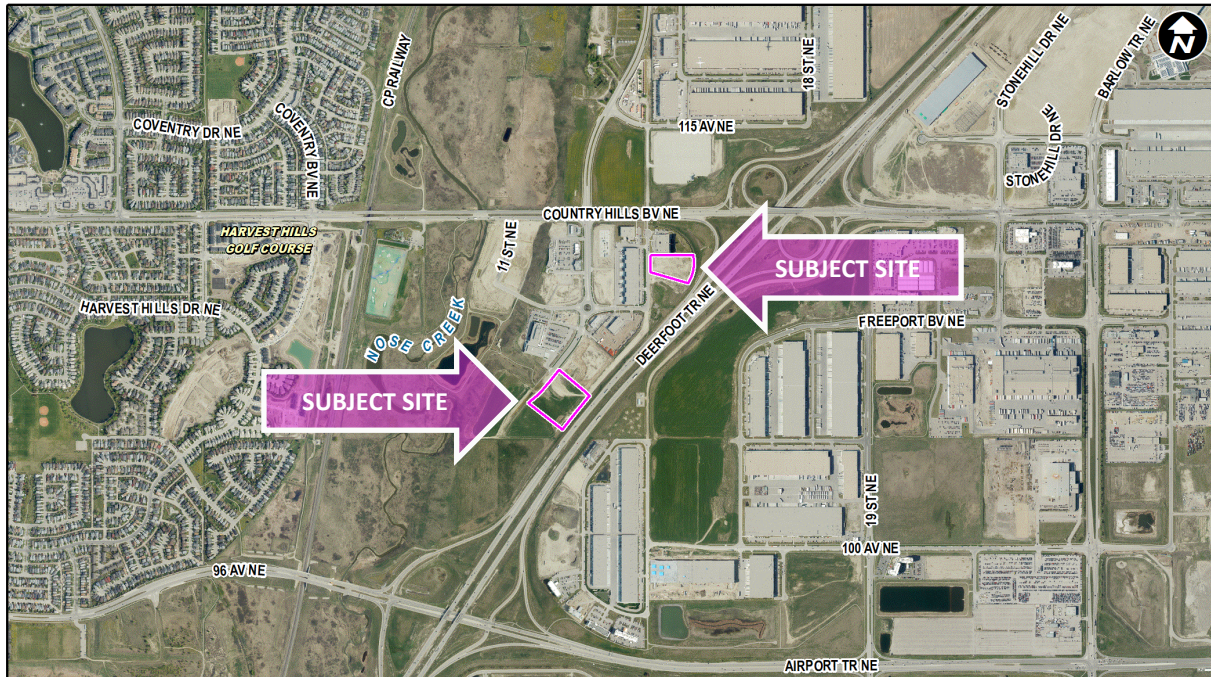
LOC2016-0206 was approved in 2017. The parcel created from road surplus that would be addressed as 11061 – 15 Street NE, and 10821 – 15 Street NE were redesignated to I-B f0.7h20 District as part of LOC2016-0206, in order to meet market demands, as per the applicant's submission at the time.

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Location Maps



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Site Context

The subject lands are south of Country Hills Boulevard NE and west of Deerfoot Trail NE, located within the Stoney 1 community. The subject lands are undeveloped, and are visible from Deerfoot Trail NE. The sites comprise a total of 3.66 hectares (9.06 acres) of land. The northern parcel is 1.27 hectares (3.15 acres). The southern site is comprised of two parcels that total 4.08 hectares (10.07 acres). The proposed land use redesignation for the southern site is for the northern half of the two parcels, totalling 2.39 hectares (5.92 acres) of land. This is in alignment with a proposed subdivision that is currently under review and includes the two southern parcels.

The surrounding area consists of light and business industrial uses under the I-G and I-B Districts, clusters of commercial uses under the Commercial – Corridor 3 (C-COR3) District, and open space under the Special Purpose – Urban Nature (S-UN) District. These lands are currently in various stages of buildout.

The Calgary International Airport is approximately 1.5 kilometres to the southeast, and the Nose Creek valley 650 metres to the west.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use framework will enable light and medium industrial uses, with additional support commercial. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

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Land Use

The existing I-B District is an industrial designation that is intended to accommodate high quality, manufacturing, research and office developments, while allowing for a limited range of small uses that provide services to the office and industrial uses within the immediate area. The northern parcel currently has modifiers allowing a maximum building height of 18 metres, and a floor area ratio (FAR) of 1.0. The southern parcels have modifiers allowing a maximum building height of 20 metres, and a FAR of 0.7.

The proposed DC Direct Control District (Attachment 1) for the northern parcel is based on the I-C District, with the added uses of Retail Garden Centre, and Seasonal Sales Area. The I-C District is intended to accommodate primarily light industrial uses that are unlimited in size, and allow for small scale commercial uses that are compatible with, and complement light industrial uses.

Retail Garden Centre, and Seasonal Sales Area fall under “secondary uses” in the [Revised Stoney Industrial ASP](#) and are supportable in light industrial areas. The only land use district that currently allows for Retail Garden Centre, Commercial – Regional 1 (C-R1) District, is not supported in these locations under the policies of the ASP. A DC Direct Control District is recommended to allow for the added uses of Retail Garden Centre, and Seasonal Sales Area to an industrial district that is supported by the ASP.

The proposed I-G District for the southern parcels is an industrial designation that allows for a wide variety of light and medium general industrial uses, and a limited number of support commercial uses. The district allows for a maximum building height of 16 metres, and a maximum FAR of 1.0 for parcels serviced by City water and sewer. The I-G District contains enhanced rules for parcels adjacent to an expressway, to ensure an appropriate interface and compliance with City policies.

Development and Site Design

If this land use change is approved by Council, the rules of the proposed I-G and DC Direct Control Districts will provide guidance for future site development including appropriate uses, building massing, height, landscaping, interface and parking. Given the specific context of these sites, additional items that will be considered through the development permit process include, but are not limited to:

- interface with Deerfoot Trail, and appropriate screening of outdoor uses and storage; and
- location and site design for medium industrial.

Transportation

Vehicular access to both sites is available from 14 Street NE. No direct access to or from Deerfoot Trail will be permitted. Secondary access for emergency purposes along the southeast boundary of the southern subject site is protected under an access easement registered on the

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applicable titles. A Transportation Impact Assessment was not required in support of this application.

Calgary Transit bus service (Routes 100, 157, and 161) is available along Country Hills Boulevard NE. These routes provide connection from a number of regional transportation facilities including Blue Line LRT stations at Saddletowne Circle and McKnight/Westwinds, as well as the future Green Line LRT station (current BRT station) located at North Pointe.

Environmental Site Considerations

An Environmental Site Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available to service the subject lands. Site specific servicing and stormwater management strategies will be reviewed at the development permit stage.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

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. Administration received no comments from adjacent landowners in relation to the application. Currently, there is no community association for the area.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. 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.

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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.

Calgary International Airport Vicinity Protection Area Regulation (2009)

The parcels are subject to the [Airport Vicinity Protection Area](#) (AVPA). The northern parcel, 11134 – 15 Street NE, is located within the 35 – 40, and 40+ Noise Exposure Forecast (NEF) contours AVPA. The southern parcels, 10821 and 11061 15 Street NE, are both located within the 35 – 40 NEF contour.

Calgary Airport Authority notes that Retail Garden Centre is not a prohibited use in this area, however the owner is responsible for ensuring compatibility of uses and compliance with acoustic requirements.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Industrial Standard area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The Standard Industrial typology allows for a broad range of industrial, employment and support industrial uses of varied intensities. The proposed land uses align with relevant MDP policies.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Revised Stoney Industrial Area Structure Plan (Statutory – 2005)

The subject lands are located within the Business / Industrial Area as identified on Map 3: Land Use Concept in the [Revised Stoney Industrial ASP](#). The Business / Industrial Area is intended to accommodate primarily light industrial uses, with provision for uses such as medium industrial, local commercial, service commercial, and secondary commercial deemed compatible and where appropriate. Medium industrial uses generally should not locate adjacent to an entranceway or west of 15 Street NE.

The proposed DC Direct Control District based on I-C aligns with the intent of the Business / Industrial Area. The purpose of the I-C district is to accommodate predominately light industrial uses with support commercial uses. The Retail Garden Centre, and Seasonal Sales Area qualify as “secondary commercial uses” under the ASP, which are compatible with light industrial uses, and are appropriate within the context of the surrounding land use districts.

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The proposed I-G district is intended to accommodate a wide variety of light and medium general industrial uses, and a limited number of support commercial uses. The I-G District complies with the intent of the Business / Industrial Area by allowing for a range of light industrial uses, while still providing opportunity for medium industrial uses as deemed appropriate. Specifically, the I-G District allows for “the application of discretion for parcels that share a property line with a major street or expressway to ensure an appropriate interface and compliance with City plans and policies”. This layer of discretion allows future uses to be more stringently regulated, and ensure alignment with policy. These rules were added to the I-G District in 2009, shortly after the ASP was approved, and are intended to alleviate issues that may have resulted from previously limited development controls, including for medium industrial uses for outdoor storage and screening, and parcels adjacent to expressways. Many of the uses in I-G would have been permitted adjacent to an expressway previously, whereas they are now discretionary allowing for more consideration and work with the applicants at the time of the development permit process.

Social, Environmental, Economic (External)

The recommended land uses allow for the industrial character of the area are to be maintained, while supporting business and investment in the area, and local job creation.

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 amendment does 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 *Municipal Development Plan* and the *Revised Stoney Industrial Area Structure Plan*. The proposed land uses are compatible with and complementary to the existing uses in the area, allow for discretion to be applied at development permit stage, and maintain the industrial character of the area.

ATTACHMENT(S)

1. Proposed DC Direct Control District
2. Applicant Submission
3. Previously Approved Outline Plan (LOC2009-0026)