

LAND USE AMENDMENT  
STONE Y 1 (WARD 3)  
110 AVENUE AND 14 STREET NE  
BYLAW 146D2017

MAP 23N

**EXECUTIVE SUMMARY**

The land use amendment seeks to redesignate a single parcel of land totaling 0.14 hectares (0.34 acres) located at 10921 - 14 Street NE from Industrial-Business (I-B) district to Commercial- Corridor 3 (C-COR 3) District in the community District of Stoney 1 to allow for a proposed restaurant and associated parking.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 March 09

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 146D2017; and

1. **ADOPT** the proposed redesignation of 0.14 hectares  $\pm$  (0.34 acres  $\pm$ ) located at 10921 – 14 Street NE (Portion of Plan 1612067, Block 4, Lot 12) from Industrial – Business f1.0h18 (I-B f1.0h18) District **to** Commercial – Corridor 3 f0.23h8.5 (C-COR3 f0.23h8.5) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 146D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed Commercial – Corridor 3 (C-COR3) District will allow for the comprehensive development of the subject parcel and to provide commercial uses that support the neighbouring industrial and employment uses.

The proposed land use redesignation is supported by policies within the Stoney Industrial Area Plan, which set limits to the amount of commercial land uses within the area. The subject application is below the thresholds for commercial area set out within the ASP and can be supported at this commercial node within the development area.

**ATTACHMENT**

1. Proposed Bylaw 146D2017



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.14 hectares ± (0.34 acres ±) located at 10921 – 14 Street NE (Portion of Plan 1612067, Block 4, Lot 12) from Industrial – Business f1.0h18 (I-B f1.0h18) District **to** Commercial – Corridor 3 f0.23h8.5 (C-COR3 f0.23h8.5) District.

**Moved by: S. Keating**

**Carried: 8 – 0**

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**Applicant:**

IBI Group

**Landowner:**

Remington Development Corporation

## **PLANNING EVALUATION**

### **SITE CONTEXT**

The subject site is located to the west of the intersection of 110 Avenue and 14 Street NE in the industrial community of Stoney 1, within a commercial/industrial area called “The District”, located to the south of Country Hills Boulevard, west of Deerfoot Trail and east of Nose Creek. The area consists of a mix of industrial, office and commercial uses. An office building (The Hexagon Office Building) is currently under construction to the south of the subject site, several fast food restaurants are located to the north and a mix of industrial and business uses are found within the local area. An escarpment is located  $\pm 100$  metres to the west of the subject site, and Nose Creek is located  $\pm 375$  metres to the west.

The subject site forms a portion of the parcel addressed as 10921 - 14 Street NE and legally described as Portion of Plan 1612067, Block 4, Lot 12. The subject site is subject to a subdivision application (SB23016-0231, endorsed 2016 December 12) to subdivide it from its current parent parcel at 10921 - 14 Street NE and to consolidate it with the adjacent parcel at 11063 - 14 Street NE.

The subject site is stripped and graded with no other improvements on the site.

### **LAND USE DISTRICTS**

The proposed land use district, C-COR3, allows for a wide range of commercial uses at varying heights and densities. The height and floor area ratio of the proposed district match the adjacent existing land use designations to the east and north.

### **LEGISLATION & POLICY**

The parcel located within the Stoney Industrial Area Structure Plan (ASP). This plan sets out broad land use and development policies for the area. The subject parcel is part of the “Business/Industrial Area” as identified in Map 3 of the ASP. Business/Industrial Area policies relating to the land use composition of the area are as follows:

- 8.1.2 (1)(a)(i) Light industrial uses shall be the predominant use of land within the Business/Industrial Area

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- 8.1.2 (1)(a)(ii) service commercial uses, medium industrial uses, office uses, local commercial uses, service commercial uses (*sic*), secondary commercial uses, recreational uses, institutional uses and public uses, and similar and accessory uses to the above, may be allowed within the Business/Industrial Area where determined to be compatible and appropriate.

The commercial uses referenced in section 8.1.2 (1)(a)(ii) are defined further in section 17 with the proposed application falling within the Local Commercial Use definition:

*“Local Commercial Use”* means the use of land, buildings or structures for the purpose of providing retail goods and services on a limited scale to primarily local employees or patrons in the area and may include, but is not limited to, restaurants, convenience stores, service stations and gas bars, and financial institutions;

The proposed C-COR3 District provides a wide range of uses, including all those listed in the local, retail and secondary commercial uses listed in the ASP. However, given the categorization of these uses in the district, with automotive uses as discretionary and most others as permitted, the subject application most closely fits into the local commercial category.

The policies relating to local commercial uses within the ASP are as follows”

- 8.1.2 (2)(a) Local commercial uses within the Business/Industrial Area should;
- (i) locate at the intersection of two roads,
  - (ii) not comprise a site exceeding 1.6 hectares of land at the corner of an intersection, and
  - (iii) not, in the aggregate, compromise sites totaling more than 1.6 hectares of land at one or more corners of the same intersection.

The subject site is not directly located at the intersection of two roads, however it was approved for a consolidation with the adjacent parcel to the east which is designated as C-COR3 in December 2016. That site is located at an intersection and can therefore be interpreted as comprising a single land use area. Three corners of the aforementioned intersection are comprised of C-COR3 designations (NW, SE, SW), the total area of which comprises a greater less than 1.6 hectares.

11063 - 14 Street NE (SW corner):	0.490 hectares
11064 - 14 Street NE (SE corner):	0.465 hectares
11115 - 14 Street NE (NW corner):	0.325 hectares
Total:	1.280 hectares
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Subject Parcel:	0.14 hectares
Total including subject parcel	1.42 hectares

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The addition of the subject parcel to the sites forming the aggregate area of corner parcels on the intersection of 110 Avenue and 14 Street NE yields a total of 1.42 hectares, which is less than the policy maximum of 1.6 hectares.

While the proposal does reduce the amount of industrial – business designated lands within this business area, it isolates and limits the commercial uses to a node in the central portions of the site area, as is intended by the policy. Therefore the subject application conforms to this policy in the ASP.

### **TRANSPORTATION NETWORKS**

The applicant has provided a trip generation memorandum in support of the proposed land-use amendment. The memo compares the trip generating potential of the proposed land use with the existing land use. Transportation Planning will re-consider the need for transportation impact analysis at the Development Permit stage to confirm that the proposed uses have traffic characteristics which are similar to the ones assumed for trip generation analysis. The access to the parcel will be shared with adjacent lot and a mutual access easement agreement will be registered between Lot 12 and Lot 13 with both owners being dominant and servient. Calgary Transit has no plans of servicing this area in near future. Existing public transit is available along Country Hills Boulevard NE.

### **UTILITIES & SERVICING**

No upgrades to utilities or servicing are required for the subject application. Details of service connections will be determined at the development permit stage.

### **ENVIRONMENTAL ISSUES**

No environmental issues were identified for the subject parcel.

### **ENVIRONMENTAL SUSTAINABILITY**

Environmental sustainability measures will be evaluated at the development permit stage.

### **GROWTH MANAGEMENT**

No growth management issues with the subject application were identified.

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## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

Not required as there is no Community Association in this area.

### **Citizen Comments**

No comments received by CPC Report submission date.

### **Public Meetings**

None.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The subject site is located at 10921 14 ST NE. It is legally described as Lot 12, Block 4, Plan 1612067 and is located in the Stoney 1 community within the Stoney Industrial Area Structure Plan. It comprises approximately 0.14 hectares (0.34 acres) of land. The subject site is currently zoned Industrial- Business District (I-B) in the City of Calgary Land Use Bylaw 1P2007. A land use of Commercial – Corridor 3 District (C-COR3) is proposed.

The proposed redesignation is to facilitate a comprehensive development on the adjacent parcel to the east (11063 14 ST NE; Lot 5, block 4, Plan 1213696) for a proposed restaurant and associated parking. An accompanying application to subdivide a portion of 10921 14 ST NE (Lot 12, Block 4, Plan 1612067) comprising 0.14 ha from the larger site and consolidate it with 11063 14 ST NE has already been submitted. To the south of the site is the Novatel Hexagon Development, also owned by Remington, and is currently under construction. A restaurant on the subject site would support the office use for the Novatel Hexagon building.