

LAND USE AMENDMENT
STONEY 1 (WARD 3)
DEERFOOT TRAIL NE AND COUNTRY HILLS BOULEVARD NE
BYLAW 148D2017

MAP 23N

EXECUTIVE SUMMARY

This application is intended to:

- 1) redesignate approximately 6.98 hectares of land from an Industrial – General (I-G) District to an Industrial – Business (I-B f0.7h20) District to allow for a variety of industrial-business oriented uses and development; and
- 2) designate an adjacent and currently undesignated former Deerfoot Trail road right-of-way (approximately 1.1 hectares) to an Industrial Business (I-B f0.7h20) District and Industrial – General (I-G) District.

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 148D2017; and

1. **ADOPT** the proposed redesignation of 8.08 hectares ± (20.55 acres ±) located at 10499, 10821, 11061 – 15 Street NE and 10718 and 10914 – 14 Street NE (Portion of E1/2 Section 23-25-1-5; Plan 0915074, OT; Plan 1611516, Block 5, Lot 4; Portion of Plan 1611516, Block 5, Lot 3) from Industrial – General (I-G) District and undesignated land **to** Industrial – Business f0.7h20 (I-B f0.7h20) District and Industrial – General (I-G) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 148D2017.

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REASON(S) FOR RECOMMENDATION:

The proposal aligns with the principles identified in the Improving Calgary's Entranceways policy document and is generally in keeping with the policies of the Revised Stoney Industrial Area Structure Plan (ASP) and the Municipal Development Plan (MDP).

The proposed Industrial – Business (I-B f0.7h20) District is generally characterized by quality manufacturing and office developments on parcels visible from major roads. The proposed I-B f0.7h20 is considered compatible with surrounding land uses and appropriate for a site adjacent to and highly visible from Deerfoot Trail NE.

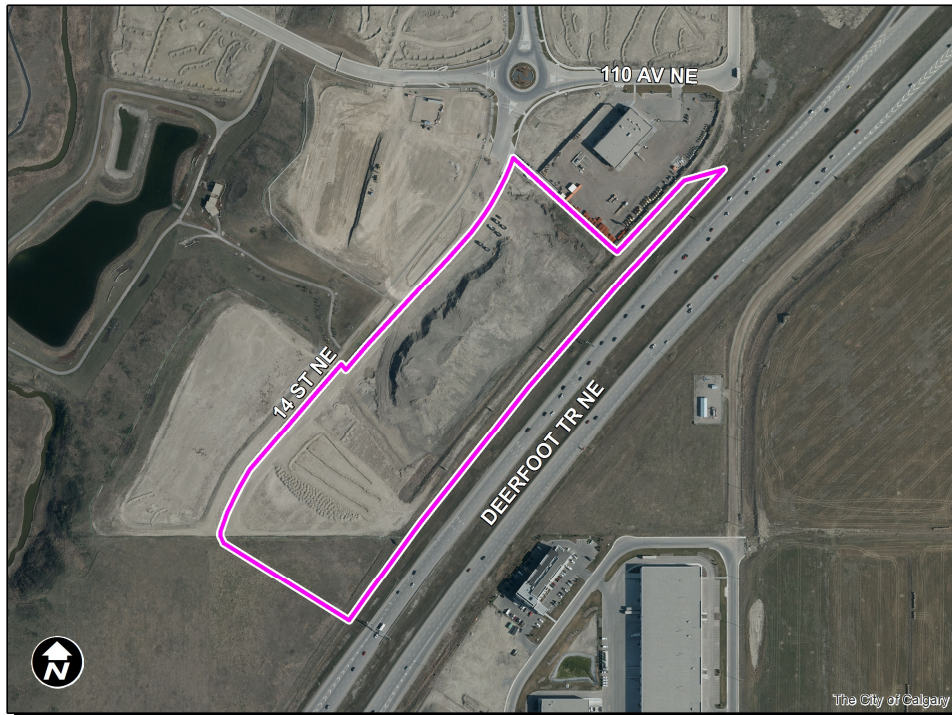
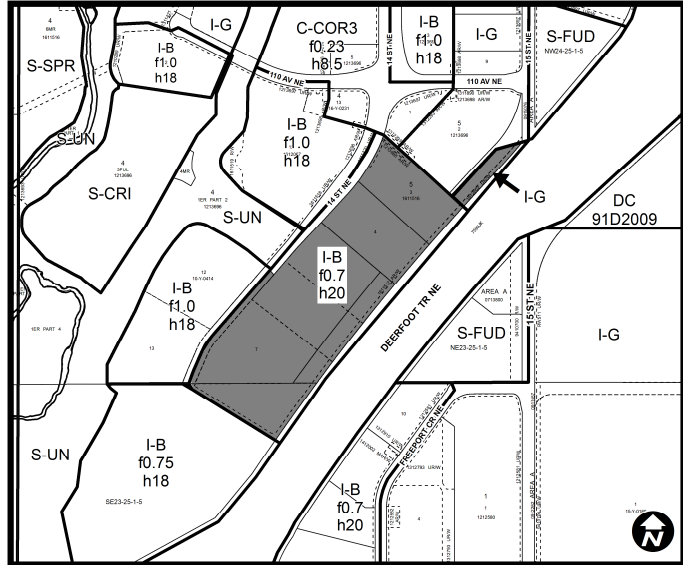
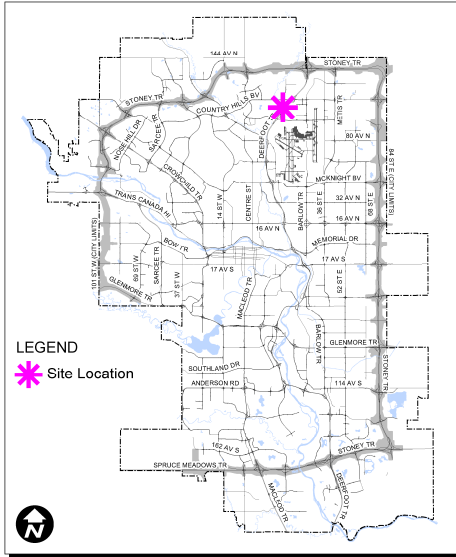
ATTACHMENT

1. Proposed Bylaw 148D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 8.08 hectares \pm (20.55 acres \pm) located at 10499, 10821, 11061 – 15 Street NE and 10718 and 10914 – 14 Street NE (Portion of E1/2 Section 23-25-1-5; Plan 0915074, OT; Plan 1611516, Block 5, Lot 4; Portion of Plan 1611516, Block 5, Lot 3) from Industrial – General (I-G) District and undesignated land to Industrial – Business f0.7h20 (I-B f0.7h20) District and Industrial – General (I-G) District.

Moved by: R. Wright
Absent: L. Juan

Carried: 7 – 0

Reasons for Approval from Mr. Foht:

- I supported the application to create I-B land adjacent to Deerfoot Trail N. The land use will ensure a higher quality of development and uses which is desirable in an entranceway and gateway environment. The land use is compatible with adjacent land in the district.
- In addition the I-B land use allows for light industrial uses which in demand in these peripheral areas. The land use allows for an appropriate use in this area.

Reasons for Approval from Mr. Leighton:

- I supported this land use amendment (rezoning) from general industrial to industrial business because it will improve the entranceway to Calgary (as per the “Improving Calgary’s Entranceways” report) and support greater potential employment (then the existing the I-G zone).
- However, it came to light during the presentation that the City’s traffic department wants a 4 metre wide emergency access roan along the entire Deerfoot boundary.
- This leaves only 2 metres of the normal 6 metre setback for landscaping this goes directly against the intent of the “Improving Calgary’s Entranceways” policies and the intent of rezoning (improved appearance from Deerfoot Trail).

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Applicant:

Urban Systems

Landowner:

Melcor Developments Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject lands are situated to the west of Deerfoot Trail and south of Country Hills Boulevard NE within a developing business park known as Country Hills Crossing or the District. Calgary International Airport is located further to the east and the Nose Creek valley to the west.

The surrounding area consists of light industrial (I-G), commercial (C-COR3), industrial-business (I-B) and open space (S-UN) land uses. The lands directly to the southwest are still undeveloped. Two 4-storey buildings (including Office, Specialized Industrial and Conference and Event Facility uses) are under construction directly to the west across 14 Street NE. An office/warehouse and outdoor storage currently exists directly to the northeast.

The subject site is undeveloped, approximately 8.1 hectares in size and accessed from a partially developed 14 Street NE. The subject lands are highly visible from Deerfoot Trail NE.

LAND USE DISTRICTS

A portion of the eastern edge of the site (approximately 1.1 hectares in size) is currently undesignated as this strip of land previously belonged to a Deerfoot road right-of-way. The province declared this right-of-way surplus and sold the undesignated land to the current landowner. This housekeeping part of the application proposes to designate this particular portion of the site as Industrial – Business (I-B f0.7h20) District and Industrial – General (I-G) District (see Figure 1 for additional details).

The larger portion of the site (approximately 7.0 hectares) is currently Industrial – General (I-G) and is proposed to be redesignated to an I-B f0.7h20. The existing I-G allows for a maximum building height of 16 metres, floor area ratio (FAR) of 1.0, and a mix of industrial, commercial and office uses. The proposed I-B f0.7h20 District is intended to be implemented on parcels visible from major roads and provide for quality manufacturing, research and office development. I-B uses are intended to be contained within buildings.

The maximum building height under the proposed I-B f0.7h20 is 20 metres. The proposed FAR of 0.7 allows for approximately 54,000 square metres of building floor area. As the proposed FAR is a maximum and not a “given” intensity based control, the actual size (floor area) of the building(s) will be reviewed and determined at the development permit stage.

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Figure 1

Land Area	From	To	Max. Floor Area
6.98 ha	I-G	I-Bf0.7h20	54,670 m ²
0.83 ha	undesignated land	I-Bf0.7h20	
0.27 ha	undesignated land	I-G	23,000 m ² (cumulative with existing I-G portion of the parcel)

LEGISLATION & POLICY

South Saskatchewan Regional Plan

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan.

Municipal Development Plan (statutory – 2010)

The subject lands are identified on the Urban Structure Map of the Municipal Development Plan (MDP) as Standard Industrial. The Standard Industrial typology allows for a broad range of industrial, employment and support industrial uses of varied intensities.

While the MDP does not make a specific reference to the subject site, gateway policies included in section 2.4 of the MDP lends support to the proposed I-B designation in this location as the use of enhanced building design and landscaping is encouraged along entranceways and major entry points to the city and communities.

Revised Stoney Industrial Area Structure Plan (statutory – 2005)

The Revised Stoney Industrial Area Structure Plan (ASP) provides a more specific direction for the development of this area. The subject site is located within a Business/Industrial Area (Cell E) as identified on Map 3 of the ASP. The Business/Industrial Area shall provide for the development of a variety of light industrial uses within the context of a fully-serviced industrial/business park. In addition, office and support commercial uses may be also allowed within this area where determined to be compatible and acceptable. The proposal is considered appropriate and generally in keeping the ASP as:

- The proposed I-B and I-G designations further contribute toward development of an industrial business park in this area;
- The proposed I-B is deemed compatible with adjacent land uses;
- The site is highly visible from Deerfoot Trail and adjacent to the Nose Creek conservation area;
- The proposed I-B allows for a number of specialized industrial and manufacturing uses contained within buildings;
- The “I-G portion” of this application allows for a larger and potentially more useable I-G property.

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Improving Calgary's Entranceways (non-statutory – 2012)

The purpose of this document is to provide non-statutory policy guidance to Administration, Calgary Planning Commission, and Council for the evaluation of the visual impact of planning applications adjacent to Calgary's Entranceways and ensure that developments along entranceways create a good first impression for visitors. This particular section of the Deerfoot Trail is situated between two 'Entrance Routes' (i.e. Stoney Trail and Airport Trail NE). As such, the proposed I-B designation provides an opportunity to accommodate an aesthetically pleasing development adjacent to this major transportation corridor.

Calgary International Airport Vicinity Protection Area Regulation (AVPA)

The subject lands are located within the 35-40 Noise Exposure Forecast (NEF) contours as outlined in Schedule 2 of the AVPA thus requiring noise insulation standards for all developments. Further to that, the AVPA Regulation prohibits a number of uses listed in the proposed I-B and I-G designations including, but not limited to day cares, medical care facilities, halls and auditoriums.

TRANSPORTATION NETWORKS

Vehicular access to the site is accommodated from the partially developed 14 Street NE. Once fully developed 14 Street NE will include sidewalks on both sides of the street. Public transit is available along Country Hills Boulevard NE.

The applicant has provided a trip generation memorandum in support of the application. The memorandum compares the trip generating potential under the proposed land use designation(s) with the uses that were assumed in the previously submitted Transportation Impact Assessment (TIA) prepared for the entire 'Cell E'.

Additional transportation analysis may be required at the development permit stage(s) to confirm that proposed uses have traffic characteristics similar to the ones assumed in the original TIA. This analysis may help further define the appropriate development intensity and identify additional transportation improvements, if required.

The developer is also under obligation to construct an additional access to Cell 'E' at 11 Street and Country Hills Boulevard NE. Additional transportation analysis may be required to determine timing for this connection to Country Hills Boulevard NE.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available to service the subject lands.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposal does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

There is no community association for the Stoney 1 area.

Citizen Comments

No comments were submitted at the time of writing this report.

Public Meetings

No meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The lands are located in the southeast corner of the business park backing onto Deerfoot Trail and are currently zoned as I-G lands, and two other areas are currently undesignated Road Rights of Ways. These lands are consistent with the uses directed in the Revised Stoney Industrial Area Structure Plan (ASP). The Stoney ASP directs the lands for business/industrial park development. Access to the Country Hills Crossing is from 11 th Street NE and 14th Street NE which intersect with Country Hills Boulevard. Internal roadways are sized to accommodate the projected traffic volumes and will be constructed with sidewalks or pathways on both sides for pedestrian connectivity. 14th Street is shown to extend southward to the "CDC Holdings" lands to provide access to the site, which would otherwise be land-locked.

The site is comprised of 6 parcels located at 10821 15 Street NE (Portion of NE-23-25-1-5, Proposed Lots 2, 3, 4, 5, 6, 7). The purpose of this land use amendment is for change of use from I-G to I-B (f0.7h20), and Undesignated lands to I-G. The current bylaw 1P2007 I-G district allows for a wide variety of light and medium industrial uses and supports a limited number commercial uses. The proposal to amend the land use to I-B would provide prestige, high quality, manufacturing, research and office developments, in keeping with Melcor's vision and indication of market demand. The 6 parcels are in a desirable location in the employment centre and are visible from Deerfoot Trail and major streets. Modes of transportation in the area include pedestrian pathway connections, cyclists, transit and private automobiles. The extent of development on the I-B lands will be limited by the application of a FAR modifier of 0.7 to the land use district.

In conclusion, this Land Use Amendment application fits within the wider context of the Stoney Industrial ASP. The proposed Land Use Amendment represents the opportunity to continue to enhance Melcor's vision for the development as a high quality business campus environment with amenities for employees such as a recreational pathways system, passive recreational opportunities, local restaurants and services and a fitness centre use in the commercial area.

Sincerely,

Urban Systems Ltd