

**Land Use Amendment in Stoney 2 (Ward 5) at 79 and 101 Freeport Crescent NE,
 LOC2019-0191**

RECOMMENDATION(S):

That Calgary Planning Commission:

1. Forward this report (CPC2020-1308) to the 2020 December 14 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 4.13 hectares \pm (10.19 acres \pm) located at 79 Freeport Crescent NE and 101 Freeport Crescent NE (Plan 1412461, Block 2, Lot 11; Plan 1212580, Block 2, Lot 7) from Industrial – Business f0.7h20 (I-Bf0.7h20) District to DC Direct Control District to accommodate additional light industrial uses with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the site in Stoney 2 from I-B District to DC District to allow for additional light industrial uses and outside storage.
- The application represents the addition of industrial uses within an existing industrial area that is highly visible from Deerfoot Trail NE and Airport Trail NE.
- What does this mean to Calgarians? Broadening the number of industrial uses within an existing industrial area.
- Why does this matter? By adding additional lands for industrial development there will be a more efficient use of infrastructure and services and the applicable planning policies will continue to be met.
- There is no previous Council Direction regarding this proposal.
- The application is in alignment with the *Revised Stoney Industrial Area Structure Plan (ASP)*.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This land use amendment was submitted by Zeidler Architecture on behalf of the landowners, Stoney Industrial Management Ltd and Sun Life Assurance Company of Canada on 2019 December 12.

The subject lands are located in the northeast quadrant of the city in the industrial area of Airport Crossing and are approximately 4.13 hectares in size. The lands are bound by Deerfoot Trail NE to the west and Freeport Crescent NE to the east. Adjacent parcels are designated I-B and I-G District. The Calgary International Airport is located to the east. The subject lands are located within the 35-40 NEF contour, meaning that residential uses in addition to others are prohibited. The NEF contours do not impact this application.

The proposed DC District is based on the I-B District, and is intended to provide for prestige, high quality, manufacturing, research and office developments. Additional light industrial uses

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have been included, as well as rules around outside storage. A development permit for a light industrial building has been submitted and is currently under review.

The proposed redesignation is in alignment with the policies included in the *Revised Stoney Industrial Area Structure Plan* (ASP), and the [Improving Calgary's Entranceways](#) policy. More details about this application and the site's context can be viewed at DevelopmentMap.calgary.ca and described in Attachment 1.

Administration has considered the relevant planning issues specific to the proposed land use redesignation and has determined the proposal to be appropriate. See Attachment 1 for the Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders was appropriate. Given the nature of the surrounding area, and the applicant did not deem any additional outreach to be necessary.

City-Led Outreach

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

One comment was received by the public during the notice posting period. It was from an adjacent landowner who expressed some concerns around the impacts of a new light industrial development. 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 to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The application would allow for additional employment opportunities in close proximity to major transportation infrastructure and The Calgary International Airport.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

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Economic

This application would allow a broader spectrum of uses to occur on the subject parcels which was previously not permitted. The proposal would increase the amount of land that is available for light industrial development in the area.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed DC Direct Control District
3. Applicant Submission
4. Development Permit (DP2020-4640) Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform