

**LAND USE AMENDMENT
STONEGATE LANDING (WARD 3)
BARLOW CRESCENT NORTH OF 128 AVENUE
BYLAW 78D2017**

MAP 34NE

EXECUTIVE SUMMARY

The subject site is a 3.36 hectare parcel of land currently designated C-R3 f0.23h18. It is located on Barlow Crescent NE, just north of 128 Avenue and forms part of a large commercial centre (Stonegate Landing).

This land use amendment proposes to increase the density (floor area ratio) on the subject parcel from 0.23 FAR to 0.50 FAR to allow for additional development. No additional changes to the C-R3 land use district are proposed.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 January 12

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 78D2017; and

1. **ADOPT** the proposed redesignation of 3.36 hectares \pm (8.30 acres \pm) located at 150 Barlow Crescent NE (Plan 1611320, Block 5, Lot 6) from Commercial – Regional 3 f0.23h18 (C-R3 f0.23h18) District **to** Commercial – Regional 3 f0.50h18 (C-R3 f0.50h18) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 78D2017.

REASON(S) FOR RECOMMENDATION:

The proposed application seeks to increase the density on the subject parcel from 0.23 FAR to 0.50 FAR. The applicable Northeast Industrial Area Structure Plan (ASP) has clear guidelines to allow for increases in density dependent on an evaluation of the transportation network capacity available to support the proposed use. The applicant had submitted a transportation impact assessment for the proposed use that was found acceptable to the transportation department.

The proposed increase in floor area ratio will allow for additional building space on the subject parcel, increasing the efficiency and optimization of land on the subject parcel.

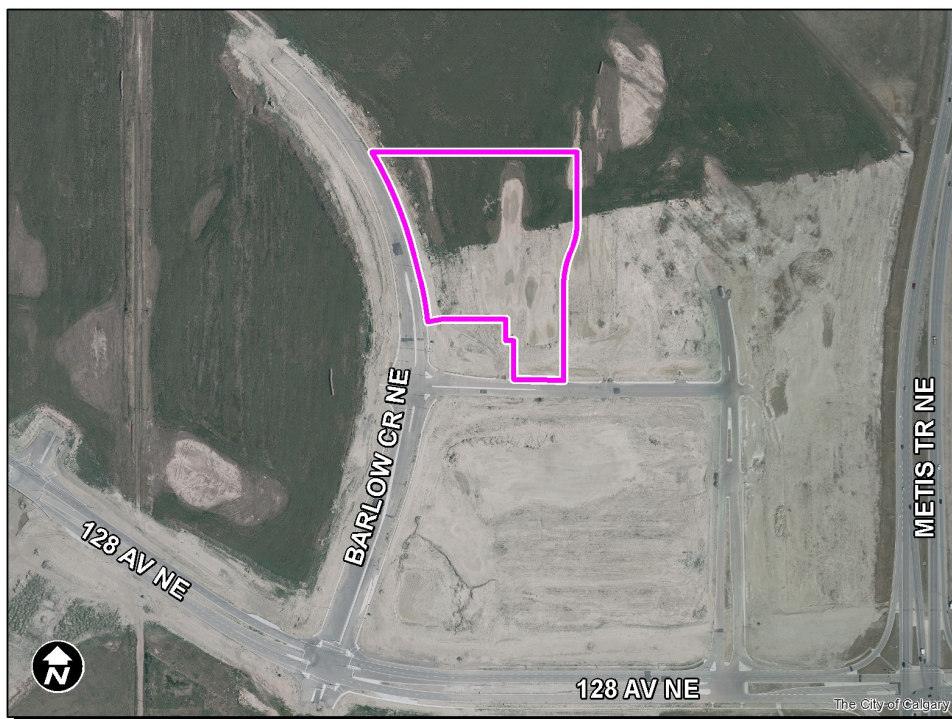
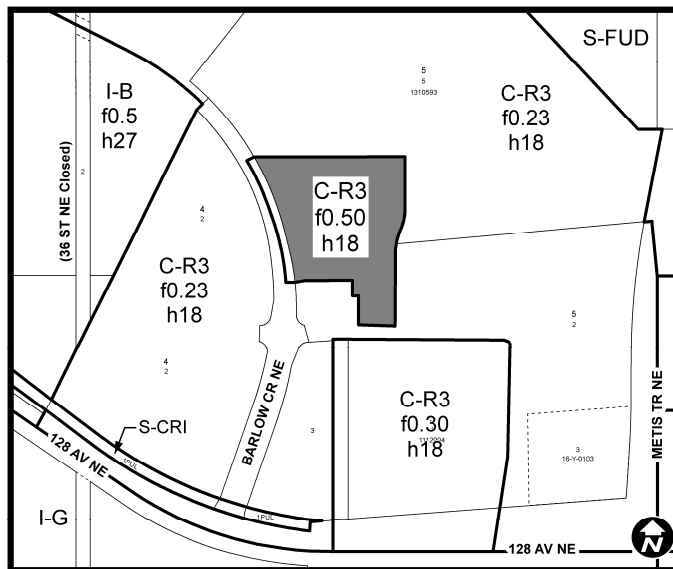
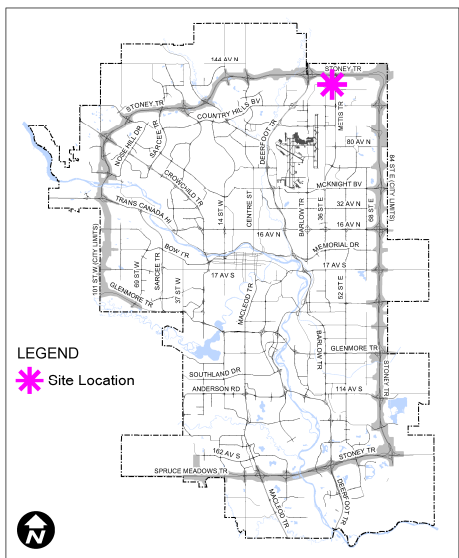
ATTACHMENT

1. Proposed Bylaw 78D2017

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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 3.36 hectares ± (8.30 acres ±) located at 150 Barlow Crescent NE (Plan 1611320, Block 5, Lot 6) from Commercial – Regional 3 f0.23h18 (C-R3 f0.23h18) District **to** Commercial – Regional 3 f0.50h18 (C-R3 f0.50h18) District.

Moved by: R. Wright

Carried: 6 – 0

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Applicant:

Idea Group

Landowner:

Canadian Tire Real Estate Limited

PLANNING EVALUATION

SITE CONTEXT

The site is located on Barlow Crescent, north of the intersection with 128 Avenue NE. A private road is located immediately south of the site. The site is undeveloped apart from its stripping and grading (permit released June 2014). Future development of the site is expected to be large format retail.

Adjacent lands are largely undeveloped, other than being similarly stripped and graded with construction of public and private roads. A comprehensive retail development is currently under review on to the south and east of the subject site (Stonegate Common). The subject site would integrate into the transportation network with the adjacent development upon future development of the parcel.

LAND USE DISTRICTS

The application proposes to increase the floor area ratio (FAR) of the subject parcel from C-R3 f0.23h18 to C-R3 f0.50h18. The C-R3 district is intended for comprehensive development of large tracts of land with varying building sizes and use areas on multiple parcels, designed with efficient access to adjacent parcels. The district allows for flexibility of building density through individual floor area ratios established for individual parcels. No other changes to the land use district are proposed.

LEGISLATION & POLICY

Municipal Development Plan (2009) (MDP)

The subject parcel is a "Standard Industrial" land use typology, as identified under Map 1: Urban Structure of the Municipal Development Plan. Policies within the Industrial Areas discourage regional retail developments, specifically section 3.7.1(d).

The Municipal Development Plan encourages Greenfield retail areas to provide for on-site linkages and amenities for pedestrians, reduced impact of large parking lots, located appropriately away from other retail centres and close to transit stops.

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Northeast Industrial Area Structure Plan (ASP)

The parcel is subject to the Northeast Industrial Area Structure Plan (ASP) and is identified as being part of the “Gateway Commercial Area.” Section 8.1.2 of the ASP outlines maximum floor area ratios for various uses. The density for retail uses, falling under the “all other uses” category are deemed acceptable when vehicle trip generation is less than 37 per developable hectare during the PM peak period.

Section 8.2.2 of the ASP outlines policies for when an increase in density is proposed. The policies require a transportation impact analysis be submitted that address anticipated PM peak period vehicle trip generation, the network capacity available and any public planning objectives that would be achieved that justify the additional transportation capacity to accommodate that use. The proposed land use redesignation, in reviewing the TIA, was found to align with the ASP.

TRANSPORTATION NETWORKS

The subject site is accessed via Barlow Crescent (undivided primary collector) via 128 Avenue (arterial) and Métis Trail NE. A transportation impact analysis (TIA) report was submitted with the application. The TIA indicated that adjacent street network has enough capacity to accommodate the increased traffic demand resulting from increase in FAR. No improvement to road network is required.

UTILITIES & SERVICING

Servicing requirements were deemed satisfactory for the land use application. Details of servicing arrangements will be determined at the development permit stage.

ENVIRONMENTAL ISSUES

No significant environmental issues exist on the subject property.

ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability aspects will be determined at the development permit stage.

GROWTH MANAGEMENT

No growth management issues exist for the current site.

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PUBLIC ENGAGEMENT

Community Association Comments

No community association exists for the area.

Citizen Comments

No public comments received by CPC submission date.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

In accordance with our pre-application meeting of 7 October 2015, IDEA Group Inc, on behalf of Canadian Tire Real Estate Limited (CTREL), is providing you the following rationale in support of a Land Use Re-designation application for lands legally described as Lot 6 Block 5 Plan 161 1320.

The property is located in the Northeast quadrant of the City of Calgary, and is bounded by Barlow Crescent to the West, a private street to the South, and future commercial land to the North and East. The land is currently owned by CTREL.

The nearest residential land uses are located East of Metis Trail and North of Country Hills Blvd NE, in the community of Skyview Ranch. The subject parcel is Northeast of the Calgary International Airport with the lands being subject to the Calgary International Airport Zoning Regulations which regulates allowable structure heights in the vicinity of the airport.

Our client is currently in the process of developing a retail commercial store at Stonegate Commons on the above noted property that will both complement and respect the adjacent land use and the respective neighbouring developments. The reason for this land use application is to increase the floor area ratio (FAR) for the property to allow for current proposed store size, as well as anticipated future expansion. This will require a re-designation from C-R3 f0.23h18 to C-R3 f0.50h18.