

**Land Use Amendment and Outline Plan in Stonegate Landing (Ward 5) at 12021 - 36
 Street NE, LOC2018-0145**

RECOMMENDATION(S):

1. That Calgary Planning Commission approve the proposed outline plan located at 12021-36 Street NE (SE1/4 Section 28-25-29-4) to subdivide 62.68 hectares \pm (154.88 acres \pm), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 41.57 hectares \pm (102.73 acres \pm) located at 12021-36 Street NE (SE1/4 Section 28-25-29-4) from Industrial - General (I-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District **to** Special Purpose – School, Park and Community Reserve (S-SPR), Industrial – Commercial (I-C) District, Industrial – Business f0.5 h16 (I-B f0.5h16) and Commercial – Corridor 3 f0.35h12 (C-COR3 f0.35h12) District.

HIGHLIGHTS

- This application seeks to establish a subdivision framework and to redesignate the subject property to allow for the relocation of Municipal Reserve (MR) as well as the provision of industrial, office, and commercial uses.
- By amending the previously approved outline plan (Attachment 5) and existing land uses, the application will facilitate the development of an industrial business park.
- What does this mean to Calgarians? The proposal will allow for a variety of industrial and service commercial development opportunities within an existing industrial area, as well as the optimization of Municipal Reserve (MR) space to provide a better opportunity for community open space and recreation.
- Why does it matter? By adding opportunities for additional forms of industrial and commercial development as well as recreation and open space, there will be a more efficient use of infrastructure, provision of services, and the applicable planning policies will continue to be met.
- The application is in alignment with the *Northeast Industrial Area Structure Plan (ASP)*.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted on 2018 June 19 by Stantec Consulting Ltd on behalf of the developer, Ronmor Holdings Inc who is representing multiple landowners (Attachment 3). The subject land, located in the community Stonegate Landing, is bound by 36 Street NE to the east and Country Hills Boulevard NE to the south. Industrial land exists for another 800 metres east of 36 Street to the community of Skyview Ranch. With the exception of adjacent parcels owned by the Calgary International Airport which are zoned Special Purpose – City and Regional Infrastructure (S-CRI) District, adjacent parcels are predominantly designated Industrial-General (I-G District).

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No development permits have been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

The applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders was appropriate. The developer was in contact with the adjacent land owner, the Ward Councillor's office and various potential tenant groups who expressed interest in locating into the subject area (Attachment 4). Given the proximity of the Calgary International Airport as an adjacent stakeholder, the applicant also worked closely with NAV Canada throughout development of the proposed application.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners and the application was advertised [online](#).

No comments from the public were received at the time of writing this report. There is no community association for the subject area. This application was circulated to Airport Authority for review and there are no objections.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the applicable land use amendment 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.

Social

The application will provide for additional employment opportunities in close proximity to existing residential communities, allowing the possibility for citizens to live and work within the same area. The inclusion of playfields and open space will help address a recreational deficiency within northeast Calgary and be available for citizens across the city.

Environmental

This application includes pedestrian and cycling infrastructure that goes beyond what is typically required in industrial areas. This supports the [Climate Resilience Strategy](#) and low or zero-emissions transportation modes. Further opportunities to align with the climate resilience policy will be explored during future development permit application stages.

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Economic

The proposed land uses will enable the continuation of development in the community of Stonegate Landing and provide a future framework for a mix of commercial, industrial and service uses to support a broad cross section of employment and service opportunities. The development of these lands will enable a more efficient use of land and infrastructure, supporting surrounding uses while introducing additional amenities to the area.

Service and Financial Implication

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant's Submission
3. List of Landowners
4. Applicant Outreach Summary
5. Existing Outline Plan (LOC2006-0090)
6. Proposed Outline Plan
7. Outline Plan Conditions of Approval
8. Outline Plan Data Sheet

Department Circulation

General Manager	Department	Approve/Consult/Inform