

Land Use Amendment in Stonegate Landing (Ward 5) at 4440 Country Hills Boulevard NE, LOC2020-0105

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.39 hectares ± (15.79 acres ±) located at 4440 Country Hills Boulevard NE (Portion of SW1/4 27-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 NOVEMBER 19:

That Council hold a Public Hearing; and

Give three readings to **Proposed Bylaw 3D2021** for the redesignation of 6.39 hectares ± (15.79 acres ±) located at 4440 Country Hills Boulevard NE (Portion of SW1/4 27-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property from S-FUD and S-CRI Districts to I-G District to allow for industrial development.
- The application represents the addition of industrial lands within an existing industrial area. The existing S-FUD District reflects pipelines and well and have since been abandoned and reclaimed. The S-CRI site was originally intended for a fire station which was deemed by Calgary Fire to no longer be required for coverage in the area.
- What does this mean to Calgarians? Additional parcels for industrial development within an existing industrial area.
- Why does it 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.
- The application is in alignment with the *Northeast Industrial Area Structure Plan (ASP)*.
- There is no previous Council Direction regarding this proposal. Fire has deemed a station in this location to no longer be necessary due to Fire Station 27 located at 110 – 11358 Barlow Trail NE.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted by B & A Planning Group on behalf of the landowners, Albari Holdings Ltd on 2020 July 21. The subject lands are located in the northeast quadrant of the city in the industrial area of Stonegate Landing and are approximately 6.39 hectares in size. The lands are bound by Métis Trail NE to the east and Country Hills Boulevard NE to the south. The community of Skyview Ranch is located directly east of the subject area. The Calgary International Airport is located to the southwest. Adjacent parcels are predominantly designated I-G District.

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The proposed I-G District is intended to provide for a wide variety of light and medium industrial uses and a limited number of support commercial uses, with a maximum of 16 metres in height and a maximum floor area ratio of 1.0. The I-G District is typically located in internal locations, have appropriate controls to ensure screening of any outdoor activities, and are characterized by the application of discretion for parcels that share property lines with streets to ensure appropriate interfaces.

No development permit has been submitted at this time.

The proposed redesignation is in alignment with the policies included in the *Northeast Industrial Area Structure Plan (ASP)*. No development permit has been submitted at this time. Administration has considered the relevant planning issues and stakeholder feedback specific to the 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. No comments from the public were received. 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.

Social

The application would allow for additional employment opportunities in close proximity to existing residential communities, allowing citizens to work close to their homes.

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 industrial development to occur on the subject parcels which were previously not possible due to the presence of a well and pipeline that have now been abandoned and reclaimed. The proposal would increase the industrial land that is available for development in the area. It will also make more efficient use of infrastructure and services.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this application. The applicant has received confirmation of the well being reclaimed through The Province and provided documentation to the satisfaction of The City of Calgary.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant's Submission
3. **Proposed Bylaw 3D2021**

Department Circulation

General Manager	Department	Approve/Consult/Inform