

Applicant's Submission

December 7, 2020,

On behalf of Ronmor Holdings Inc., ('Ronmor'), Stantec Consulting Ltd. ('Stantec') has submitted the following Outline Plan ('OP') and Land Use Redesignation ('LUR') application for the subject lands located within the Planning Cell B of the Northeast Industrial Area Structure Plan ('NE Industrial ASP') in the northeast quadrant of the City; directly north of Country Hills Boulevard NE, and west of 36 Street NE. The lands are 62.7-hectare (157.71 acre) in size, legally described as SE¼ of 28-25-29-W4, and municipally addressed as 12021 36 Street NE.

In April of 2006, City of Calgary Council approved the Northeast Regional Policy Plan ('NRPP'). The NRPP identified three future ASP, including the NE Industrial ASP. The NE Industrial ASP was approved January 08, 2007. The initial OP that included the subject lands (LOC2006-0090) was approved January 18, 2007 and was a joint effort between many land holders, including Ronmor with WAM Development Group as the majority owner. Upon adoption of the OP (LOC2006-0090), the subject lands undertook three land use amendments:

- Bylaw 14Z2007 on July 16, 2007 to amend the land use districts of LOC2006-0090 from the City of Calgary Land Use bylaw 2P80 to be in conformance with Land Use Bylaw 1P2007;
- Bylaw 46D2009 on May 11, 2009 which re-designated a portion of LOC2006-0090 from I-G to S-SPR in consultation with NAV CANADA to mitigate glide path interference; and
- A portion of the site was sold and subdivided to the Calgary Airport Authority for runway lights. It is now designated as S-CRI (Q4 2009).

This OP and LUR was submitted to revise the road network and introduce additional light industrial and commercial districts on the Ronmor portion of LOC2006-0090.

The proximity to the YYC Airport and the regional transportation network that surrounds the subject lands provide an appropriate context for designing an industrial OP. Framed to the east and south by arterial roads (36 Street NE and Country Hills Boulevard NE), and within ±1 km of Metis Trail NE and ±2 km of Deerfoot Trail NE; these transportation links deliver the subject lands with excellent goods and service access. Likewise, the YYC Airport, one of Calgary's largest employment hubs and logistics centres, resides directly south of the parcel. With these assets in mind, the OP has been designed to utilize the existing road systems, and includes a variety of industrial, commercial, business, and open space land use districts that are suitable for this location.

The OP consists of five land use districts of Commercial – Corridor 3 (C-COR3), Industrial – Business (I-B), Industrial – Commercial (I-C), Industrial – General (I-G), and Special Purpose – School, Park, and Community Reserve (S-SPR/MR). Each district is in conformance with the NE Industrial ASP. The OP design reflects a desire to develop an internal, grid-based road network that provides complimentary land-uses to the predominantly I-G district. The commercial districts will serve both the local and travelling public, as well as buffer the I-G district and provide a more attractive gateway design for Country Hills Boulevard NE, 32 Street NE, and 36 Street NE. Business uses provide office space for the local industrial population and give flexibility and variety to the subject lands.

Ronmor and the project team have worked with Administration, consulted with adjacent landowners, and met with local community groups throughout this process. This collaborative endeavor has put forth an OP and LUR application consistent with city-wide goals and policies.

Thank you for your time and consideration.