

Land Use Amendment in Stoney 3 (Ward 5) at 10930 - 42 Street NE, LOC2020-0181

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.06 hectares \pm (2.61 acres \pm) located at 10930 - 42 Street NE (Plan 1811550, Block 5, Lot 5) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for primarily light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas, allowing greater flexibility of commercial uses than in the current district.
- The proposal allows for a set of uses that are complementary to the neighbouring character of the area and conforms to relevant policies of the *Municipal Development Plan* and the *Northeast Industrial Area Structure Plan*.
- What does this mean to Calgarians? Increased commercial and light industrial opportunities to promote an efficient use of existing building and infrastructure.
- Why does this matter? The proposal will enable additional commercial and employment opportunities within the existing building.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This land use application, in the northeast community of Stoney 3, was submitted by Collins Development Consultants on behalf of the landowner, 2144793 Alberta LTD (Port YYC), on 2020 November 16.

The subject site is approximately 1.06 hectares located south of Country Hills Boulevard NE, adjacent to Métis Trail NE on the east and accessed by 42 Street NE on the west. Although the site is currently undeveloped, a development permit (DP2019-0273) has been approved for a multi-bay warehouse store building with light industrial uses. Construction has not started, and the development permit is currently pending release. The Applicant Submission (Attachment 2), indicates the desire to increase the commercial options for the site, in addition to the industrial use, as increased flexibility for future tenants.

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

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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 and the Community Association was appropriate. They determined that no outreach would be undertaken as this is a developing industrial area, which is under construction, and has no community association representing the area.

City-Led Outreach

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

There is no community association for the subject area. One letter was received expressing concern with the proposed redesignation in relation to a private contractual agreement.

Administration reviewed the concern and determined this was a private matter, not a planning issue, as the owner of the parcel provided authorization for the proposal.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district provides opportunities for additional commercial uses while maintaining the industrial character and function of the area. The redesignation of the parcel will allow for additional amenities to help serve the area.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#).

Economic

The proposed land use amendment enables additional flexibility of uses which may better accommodate the economic needs of the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit (DP2019-0273) Summary

**Planning & Development Report to
Calgary Planning Commission
2021 March 4**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform