

**Land Use Amendment in Stonegate Landing (Ward 5) at 11576 Stonehill Drive NE,  
LOC2020-0152**

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**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 2.63 hectares ± (6.50 acres ±) located at 11576 Stonehill Drive NE (Portion of Plan 1911011 Block 5, Lot 1) from Industrial – General (I-G) District to Direct Control District to accommodate the additional use of Vehicle Sales – Major, with guidelines (Attachment 3).

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject property to allow for Vehicle Sales – Major in addition to the uses of the Industrial – General (I-G) District.
- The applicant intends to construct a dealership for new cars in close proximity to a number of existing car dealerships in northeast Calgary. The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the *Revised Stoney Industrial Area Structure Plan*.
- What does this mean to Calgarians? Further economic development to serve the Calgary market.
- Why does this matter? The proposal allows for the industrial character of the vicinity to be maintained, while supporting business, investment, and job creation in the area.
- A development permit application for a new car dealership has been submitted and is under review by Administration.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

**DISCUSSION**

This land use amendment application was submitted by Varsity Chrysler Dodge Jeep Ram on behalf of the landowners, Albari Holdings Ltd and Calgary Industrial Portfolio Nominee Inc, on 2020 October 26, as per the Applicant Submission (Attachment 2). A development permit (DP2020-7704) for a new car dealership was submitted on 2020 November 27 and is under review (Attachment 4).

The approximately 2.63 hectare vacant site is situated in the northeast community of Stonegate Landing on the northeast corner of Stonehill Drive NE and Stonehill Gate NE. The site is also approximately 250 metres north of Country Hills Boulevard NE. Currently the site is undeveloped. The proposed DC District maintains the rules of the Industrial – General District while adding the use of Vehicle Sales – Major.

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

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### 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 and the Community Association was appropriate. They determined that no outreach would be undertaken.

#### 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.

Administration received one response from an adjacent landowner concerned about an existing restrictive covenant on the parcel that prohibits automotive sales on the parcel. The City considers this a civil matter and, therefore, not a planning consideration. The restrictive covenant was registered in 2018 and includes several parcels of land within Stonegate Landing. Its intent is to limit the number of automotive dealerships in the area to the five existing dealerships. The applicant is currently pursuing a discharge of the restrictive covenant.

There is no community association for the subject area.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate.

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.

### IMPLICATIONS

#### Social

The proposal enables the further development of the community of Stonegate Landing and clustering of like businesses in close proximity to other complimentary services and major transportation routes.

#### Environmental

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

#### Economic

The proposal provides a wider range of employment uses in an industrial designated area and strengthens the overall viability as a business node for this industry.

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**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. Proposed Direct Control District
4. Development Permit (DP2020-7704) Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform