

Background and Planning Evaluation

Background and Site Context

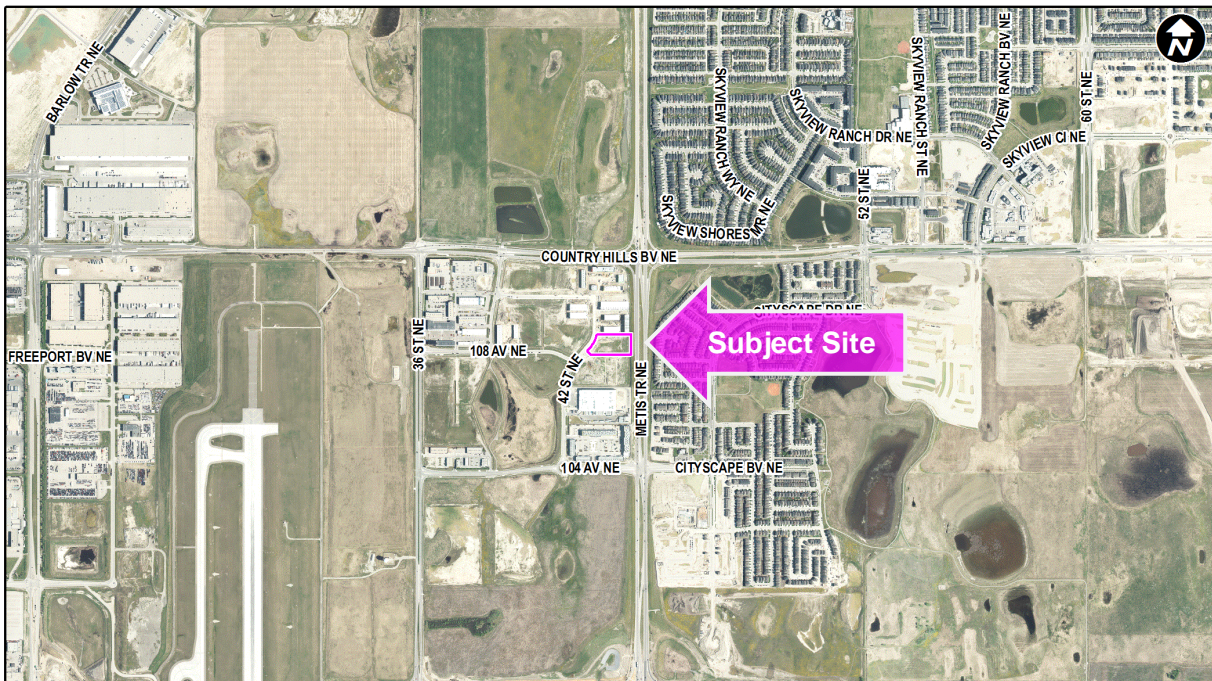
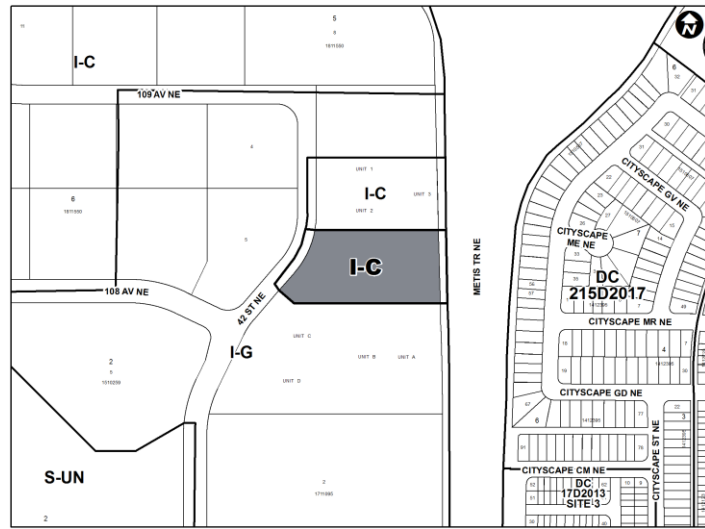
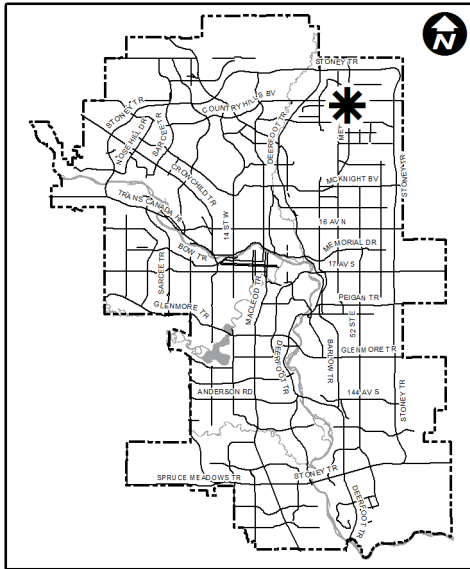
The subject site is located in the northeast community of Stoney 3, between 42 Street NE and Métis Trail NE, south of Country Hills Boulevard NE. Although adjacent to Métis Trail NE, vehicle access is from 42 Street NE only. This 1.06 hectare parcel is approximately 73 metres wide and 140 metres deep. The parcel is currently undeveloped with an approved development permit (DP2019-0273) pending release for a building with General Industrial – Light uses in all bays.

Surrounding parcels are industrial in nature with the community of Cityscape located to the east across Métis Trail NE and the airport to the west across 36 Street NE. Development is ongoing in the area with many parcels either undeveloped or under construction currently. The parcels along Country Hills Boulevard to the north have been designated as the Industrial – Commercial (I-C) District, as well as the parcel immediately north of this site. Parcels along Métis Trail NE and interior to the area are designated primarily as the Industrial – General (I-G) District. Businesses in the area tend to be a mix of light industrial and support commercial uses.

Community Peak Population Table

Not available because the subject area is an industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing I-G District is an industrial designation that includes a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The I-G District allows for a maximum building height of 16.0 metres and a maximum floor area ratio of 1.0.

The proposed I-C District maintains light industrial uses on the parcel, expanding the opportunities for small-scale support commercial uses on the site, which are compatible with adjacent industrial uses. This district is intended for parcels on the perimeter of industrial areas, ideally within 200 metres of a major street or expressway. This parcel is both on the edge of the industrial area, and adjacent to Métis Trail NE. The I-C District allows for a maximum building height of 12.0 metres and a maximum floor area ratio of 1.0.

Development and Site Design

A development permit (DP2019-0273) has been approved on the site based on the current I-G District for a warehouse style building with the General Industrial – Light use throughout. Construction has not commenced on the parcel at this time. The approved development has been confirmed through Bylaw review that it would meet and is in conformance with the proposed regulations of the I-C District. The redesignation will allow for additional support commercial uses which will provide flexibility for future tenants. The development permit considered the building massing, height, landscaping and parking, as well as ensuring high

quality design along both 42 Street NE and Métis Trail NE. See Attachment 3, Development Permit (DP2019-0273) Summary for additional information.

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian access to the site will be available from sidewalks along 42 Street NE. Vehicular access to the parcel is from 42 Street NE, with Calgary Transit bus service available south of the site along 104 Avenue NE, approximately 450 metres from the site (approximately seven minute walk). The transit stops on 104 Avenue NE include Route 100 (Northpointe/Airport) and Route 119 (Freeport), which connect to the Saddletowne LRT Station.

Environmental Site Considerations

There are no known environmental concerns associated with the site. An Environmental Site Assessment was not required.

Utilities and Servicing

Water, sanitary, and storm services are available. Details of site servicing, as well as appropriate stormwater management were considered and reviewed as part of the approved development permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 30-35 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF areas. The uses in the proposed I-C District are generally allowable within the 30-35 NEF contour area. The approved development permit on the site has been circulated previously to the Airport Authority, and any future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The MDP notes that Industrial Areas should be predominantly industrial in nature and seeks to protect industrial land from encroachment of non-industrial uses. The MDP also supports complimentary commercial uses

that support the function of the local businesses and support the day-to-day needs of the businesses and their employees.

The I-C District maintains a broad range of industrial uses and expands opportunities for small-scale compatible commercial uses in alignment with the land use policies of the MDP. The I-C land use is appropriate for this parcel given the site's context along Métis Trail NE on the edge of this industrial area.

Climate Resilience Strategy (2018)

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

Northeast Industrial Area Structure Plan (Statutory – 2013)

The [Northeast Industrial Area Structure Plan](#) identifies the subject parcel as being within the Business/Industrial Area. The plan notes that light industrial uses should be the predominant use of land, with commercial uses being incorporated when appropriate. The proposed redesignation maintains light industrial uses on the parcel and introduces a greater suite of support commercial uses to increase flexibility for future tenants.