

Land Use Amendment in Stoney 1 (Ward 3) at 11165 - 14 Street NE, LOC2021-0041

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.38 hectares \pm (0.94 acres \pm) located at 11165 – 14 Street NE (Plan 1711384, Block 3, Lot 10) from Industrial – Business f1.0h18 (I-B f1.0h18) 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* (MDP) and the *Stoney Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? It provides increased commercial and light industrial opportunities.
- Why does this matter? The proposal will enable additional business and employment opportunities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION:

This land use application is within 'The District' which is an area within the Stoney 1 Industrial Area and was submitted by CTM Design Services on behalf of the landowner, Shell Canada Limited, on 2021 March 11.

The subject site is approximately 0.38 hectares and is located south of Country Hills Boulevard NE, adjacent to a Special Purpose – Urban Nature (S-SUN) District on the east and accessed by 14 Street NE on the west. The site is currently undeveloped. The Applicant Submission (Attachment 2) indicates the desire to accommodate a car wash and small-scale commercial uses that will complement the existing Shell gas bar located on the adjacent west property.

No development permit has been submitted at this time.

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. The applicant determined that no outreach would be undertaken as this is a developing industrial area with no community association representing the area and no residential areas located nearby.

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 of objection was received from an individual citizen of the area expressing concern with the proliferation of car washes in the immediate area.

Administration reviewed the concern and determined a car wash is compatible with the proposed land use district and the landowner would take on the risks associated with future development of the proposed use.

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](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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.

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ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform