

**Land Use Amendment in Stonegate Landing (Ward 5) at 180 Stonehill Gate NE,
 LOC2021-0101**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.43 hectares ± (6.00 acres ±) located at 180 Stonehill Gate NE (Plan 2111644, Block 5, Lot 5) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Vehicle Sales – Major with electric vehicle charging, with guidelines (Attachment 3).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021
 DECEMBER 2:**

That Council:

Give three readings to **Proposed Bylaw 16D2022** for the redesignation of 2.43 hectares ± (6.00 acres ±) located at 180 Stonehill Gate NE (Plan 2111644, Block 5, Lot 5) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Vehicle Sales – Major with electric vehicle charging, 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 new automotive dealership in close proximity to a number of existing dealerships in northeast Calgary. Electric vehicle charging stations will be provided as part of the new automotive dealership.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Revised Stoney Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? This application may allow for additional economic development that would serve the Calgary market.
- Why does this matter? The proposal supports business, investment, and job creation in the area.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This land use amendment application was submitted by Marlborough Ford on behalf of the landowners, Albari Holdings Ltd and Calgary Industrial Portfolio Nominee Inc on 2021 June 29. No development permit application has been submitted at this time, however as noted in the Applicant Submission (Attachment 2), the applicant intends to develop an automotive dealership on the subject site.

The approximately 2.43 hectare vacant site is located in the northeast community of Stonegate Landing on the northwest corner of Barlow Trail NE and Stonehill Gate NE. The proposed DC District (Attachment 3) maintains the rules of the Industrial – General District while adding the

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use of Vehicle Sales – Major and minimum requirements for electric vehicle charging infrastructure.

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

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 respective 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, published [online](#), and notification letters were sent to adjacent landowners.

Administration did not receive any letters of objection or support for this application. Also, there is no community association for the subject area.

Administration considered the relevant planning issues specific to the land use amendment 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.

IMPLICATIONS

Social

The proposal would enable further development in the community of Stonegate Landing, and the clustering of similar businesses in close proximity to other complimentary services and major transportation routes.

Environmental

Administration has reviewed this application against the applicable policies in the [Climate Resilience Strategy](#). The application includes provisions that would enable two electric vehicle charging stations with infrastructure to support another six electric vehicle charging stations. This will allow the automotive dealership to sell electric vehicles, as well as provide employees the opportunity to charge their vehicles while at work.

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Economic

The proposal would provide new employment opportunities in the area as well as vehicle sales and service that can support industrial land uses in the surrounding area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. **Proposed Bylaw 16D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform