

**LAND USE AMENDMENT
STONEGATE LANDING (WARD 3)
NORTHEAST CORNER OF COUNTRY HILLS BOULEVARD AND
BARLOW TRAIL NE
BYLAW 152D2015**

MAP 28NE

EXECUTIVE SUMMARY

This land use amendment proposes to redesignate two parcels in the northeast industrial business park, Stonegate Landing from their existing Industrial – General (I-G) District to an Industrial – Commercial (I-C) District in order to provide the opportunity for a limited number of support commercial uses that will serve the surrounding businesses and their employees.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 July 30

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 152D2015; and

1. **ADOPT** the proposed redesignation of 5.42 hectares ± (13.38 acres ±) located at 2626 Country Hills Boulevard NE (Portion of SW 1/4 Section 28-25-29-4) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 152D2015.

REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation is in keeping with the policies of the Northeast Industrial Area Structure Plan (ASP), to support the development of a limited amount of support commercial uses within the Business / Industrial Policy Area. The inclusion of the I-C district in the SW corner of the ASP, coupled with the applicant’s stated intent of providing convenience shopping, restaurants and service commercial uses will improve proximity and access to amenities for those working or visiting the southwest portion of Stonegate Landing. The uses and rules contained within the I-C District (including the restriction of medium-industrial development) will provide the appropriate transitions, setbacks, screening, landscaping and building design desired for development adjacent to Country Hills Boulevard, an entrance way road. For the aforementioned reasons, CPAG is recommending approval of the land use.

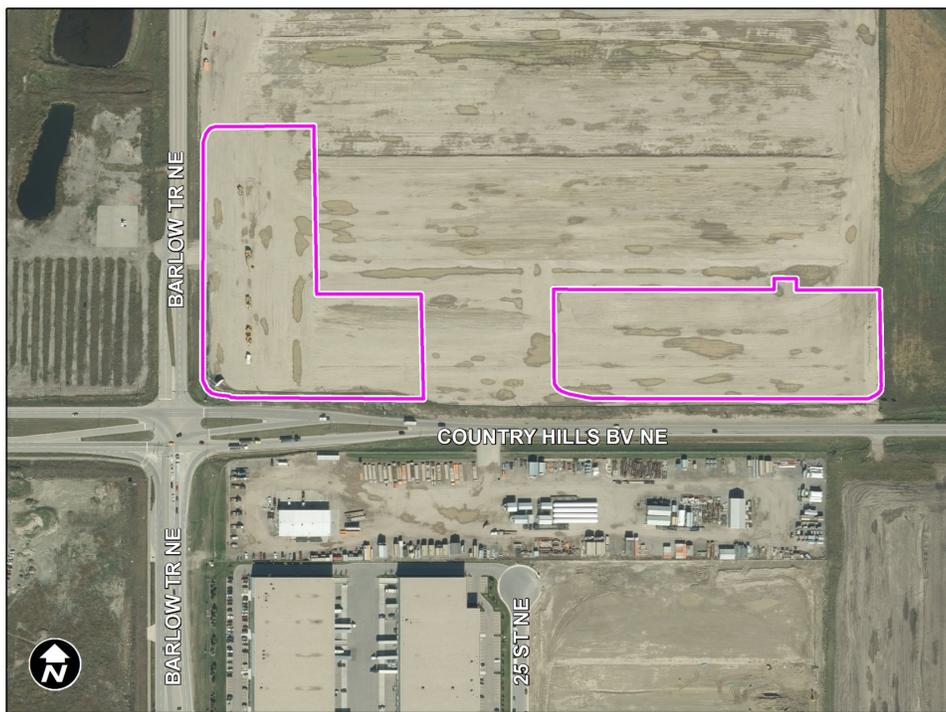
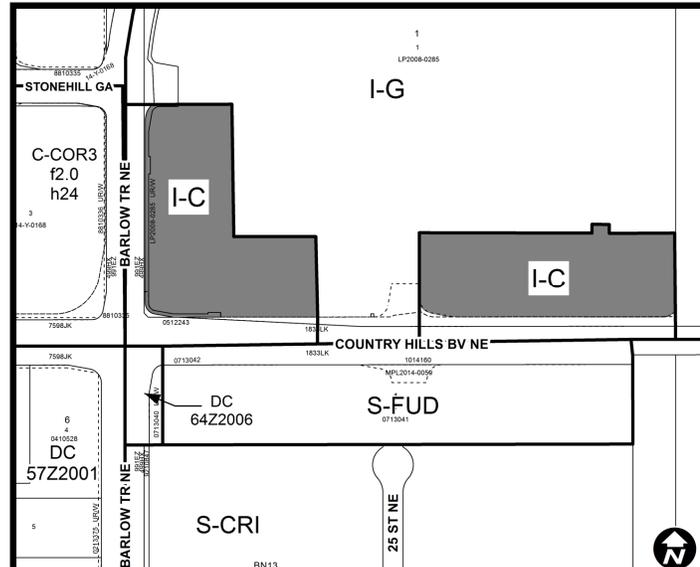
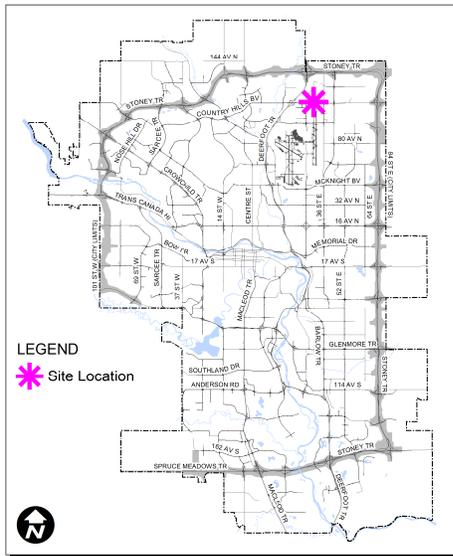
ATTACHMENT

1. Proposed Bylaw 152D2015

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 5.42 hectares ± (13.38 acres ±) located at 2626 Country Hills Boulevard NE (Portion of SW 1/4 Section 28-25-29-4) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

Moved by: M. Wade

Carried: 5 – 1

Opposed: R. Wright

Reasons for Approval from Ms. Wade:

- The discussion on how this application fit into the Northeast Industrial ASP demonstrated how the I-G lands are approximately 67 percent of the total lands meeting “predominant” in the ASP polices.
- The need for I-C in this area of the Northeast Industrial ASP to support employee of I-G for services such as: Food services, Health/Gym services, areas for open space, etc. create a more integrated industrial area
- In addition, I-C services generate jobs.

Reasons for Opposition from Mr. Wright:

- This prime industrial district, closely tied to both the Airport and Deerfoot Trail needs to take advantage of these transportation links to spur related industrial (basic) development. As Calgary is been both a re-assembly and distribution centre, other uses such as the I-C should be minimized as per the ASP and should only be servicing the local industrial population the 5.42 hectares allowed far exceeds local commercial standards. Office uses in the eastern building will be permitted uses and there will be no ability to limit the amount of space which may be required to service local businesses.

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Applicant:

IBI Group

Landowner:

Albari Holdings Ltd

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	N/A
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject land is located within the northeast industrial business park, Stonegate Landing and falls under the Northeast Industrial ASP. It is bounded to the north by an approved warehousing facility and future industrial uses Industrial – General (I-G) District, to the east by 28 Street NE and future industrial uses (I-G), to the south by Country Hills Boulevard NE, the airport lands and existing industrial development designated S-FUD and to the west by Barlow Trail and a future automobile dealership Commercial - Corridor 3 (C-COR3) District that is currently under review.

The application contains two separate areas that will become two separate parcels following the approval of the subdivision application, which is currently under review. The portion of the site adjacent to Barlow Trail NE is vacant. The rectangular portion further to the east contains a nearly completed warehousing facility.

The subject lands were previously included in a Land Use and Outline Plan application that was approved by Council on 2007 January 08. It was this application that had originally designated the lands to I-G.

LAND USE DISTRICTS

The application is proposing to change the existing designation of Industrial General (I-G) District to Industrial-Commercial (I-C) District in order to provide opportunity for a more diverse tenant mix within the approved warehouse building as well as to allow for small scale support commercial development on the vacant portion.

Both the I-G and I-C districts contain a number of overlapping light industrial and support commercial uses. The biggest difference between the I-G and the I-C district is that I-G allows for medium-industrial uses, large scale storage and yard type uses (storage yards, salvage yards, freight yards and vehicle storage), where as the I-C district allows for expanded small scale support commercial uses. Given the highly visible location along an entranceway road, the removal of the more intense industrial uses and inclusion of expanded support commercial uses, the proposed I-C district compliments the local area policy by allowing for a more suitable interface.

LEGISLATION & POLICY

The Urban Structure Map of the Municipal Development Plan (MDP) identifies the subject land as within the Standard Industrial Area. Standard Industrial Areas are to contain a mix of industrial uses at varying intensities. They are to offer a broad range of industrial uses that maintain the industrial character of the community. This typology also prescribes that uses that support the industrial function of the area and cater to the day-to-day needs of area businesses and their employees may be supported.

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As previously stated, the subject property falls under the Northeast Industrial ASP. The ASP identifies the land as being within the Business / Industrial Area that is to provide for the development of a variety of light industrial uses within the context of a fully-serviced industrial / business park. The I-C district has been deemed appropriated as it meets the intent of the ASP by:

- locating at the intersection of two roads;
- locating on a site with efficient access and good visibility adjacent or in close proximity to an entranceway road (Country Hills Boulevard NE)
- not exceeding the maximums allowed for local and service commercial development

The ASP contains specific policies on the distribution and composition of local and service commercial uses. Local commercial uses are capped at 1.6 hectares of land and service commercial is capped at 4.0 hectares of land for a total 5.6 hectares. This application consists of 5.4 hectares of land and if approved and built out entirely as local and service commercial will essentially comprise the ASP threshold for any support commercial development within the Business / Industrial Policy Area. The applicant, who is the primary landholder in the area, is aware of this and understands the implications.

The ASP also provides policy that states medium industrial uses within the Business / Industrial Area should not locate adjacent to an entranceway road. The redesignation from I-G to I-C restricts General Industrial – Medium as an allowable use and responds to the relevant local and city –wide policies on development adjacent to entranceway roads.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was reviewed and accepted in support of this land use application to ensure that the change in land use can be supported by the regional street network, approved under the previous Outline Plan and by the internal road network agreed to as part of the approved Development Permit for the eastern parcel that contains the warehouse building. Future internal circulation and access details for the vacant parcel will be reviewed by Transportation at the applicable detailed design stage.

UTILITIES & SERVICING

There are no concerns regarding utility servicing. The subject site will be fully serviced for sewer, water, storm water and shallow utilities through an extension of existing utilities located within Country Hills Boulevard NE. All previously approved permanent conditions of the approved Development Permit and Outline Plan will carry forward with this application.

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GROWTH MANAGEMENT

There are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments & Citizen Comments

No comments were received

Public Meetings

No public meetings were required

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APPENDIX I

APPLICANT'S SUBMISSION

Land Use Redesignation Application – Stoney Industrial
2626 Country Hills Boulevard NE
Project Overview

The site is located in northeast Calgary within the Northeast Industrial ASP within The StoneGate Industrial Development being developed by Albari Holdings Ltd./WAM Development Group. The site is bounded by Barlow Trail NE to the west, Country Hills Boulevard NE to the south, and Future Industrial land directly to the north and east. The Land Use Redesignation application serves to re-designate two parcel's within the site from I-G to I-C to accommodate supportive and service commercial for the large Industrial Park. The re-designation is proposed as I-C and is intended to provide retail and commercial uses that support the industrial function of this area and cater to the day-to-day needs of areas businesses and their employees. The built form will provide an interface to the proposed commercial located directly West on Country Hills Boulevard NE, and provide a visual buffer to the larger industrial development that will be occurring directly North and East of the two re-designated parcels. This development contributes to the goals/objectives of the Municipal Development Plan and Calgary Transportation Plan.

The land use re-designation on the southern portion of the site is proposed to accommodate commercial and retail uses that will support the surround Industrial businesses and their employees. Exhibit 5.0 - Land Use Redesignation illustrates the proposed commercial land uses and associated statistics. The applicant requires appropriate mid-scale retail space to cater to the surrounding industrial area; therefore, proposing a land use redesignation from I-G to I-C is required. Existing land uses are shown in Exhibit 2.0 - Existing Land Use Plan. The applicant's request represents guiding principles from the Stoney Industrial ASP, wherein the area should accommodate a diversity of industrial and other business-related development. Retail and service commercial that complements the surrounding industrial uses will be provided; the uses are to be located at the intersection of Barlow Trail NE and Country Hills Boulevard NE. Policy supports a total of 5.6ha of supportive and service commercial, the re-designation is proposing 5.4ha of supportive and service commercial.

Site Access

The proposed development will gain access to the site through two entry points, One along Barlow Trail NE at Stone Hill Gate NE and one along Country Hills Boulevard NE. both access points are all turn intersections that will ultimately be signalized