

Background and Planning Evaluation

Background and Site Context

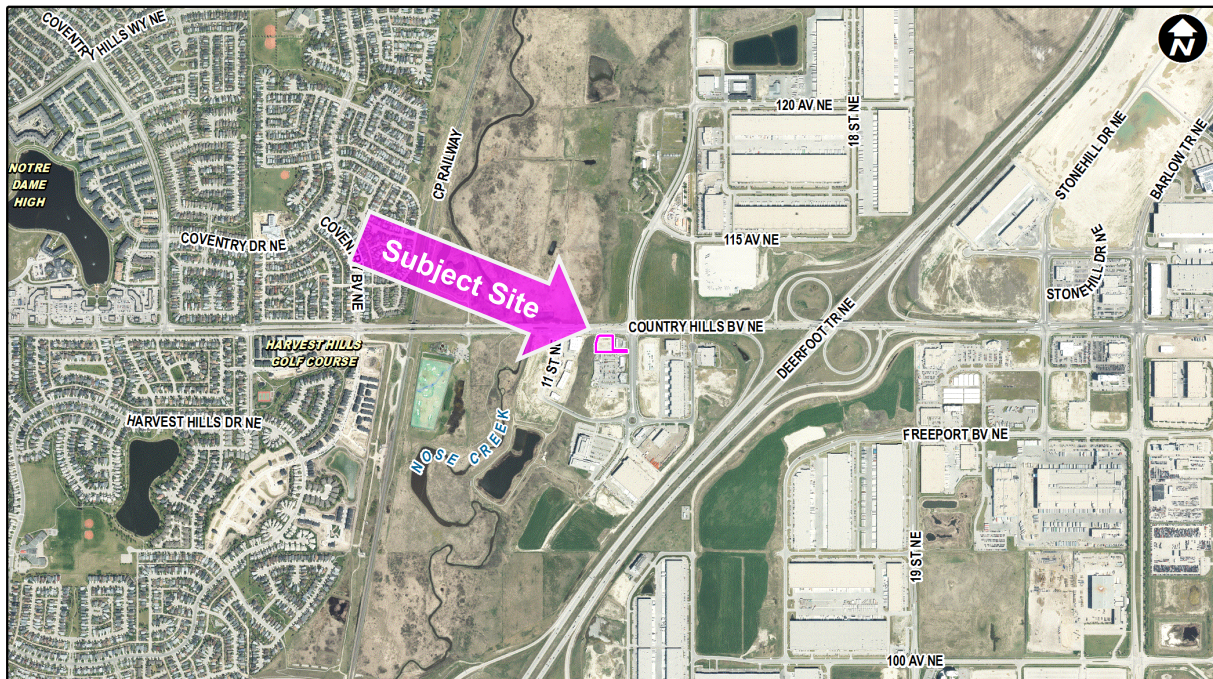
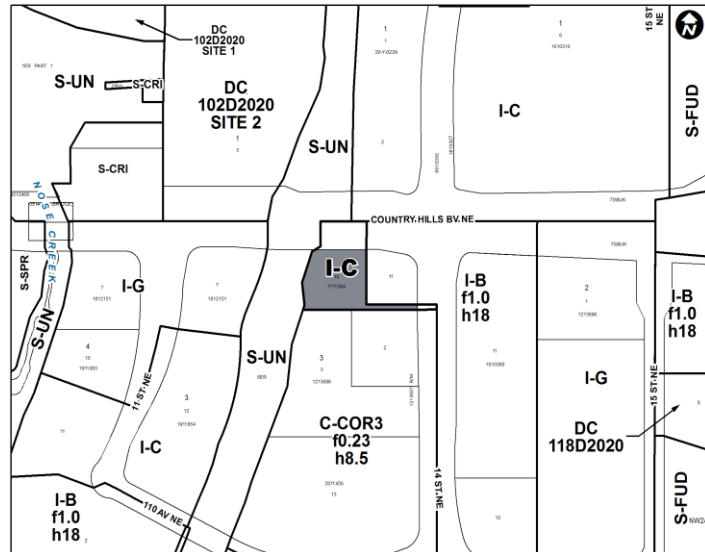
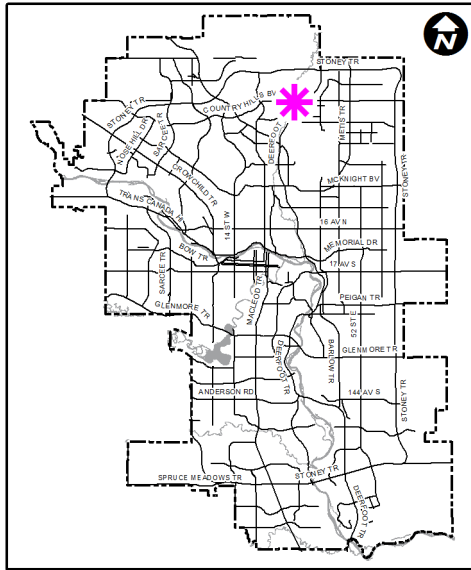
The subject site is located in the northeast industrial area of 'The District' in the Stoney 1 area, directly south of Country Hills Boulevard NE and west of 14 Street NE. Vehicle access to the subject site is from 14 Street NE. This 0.38 hectare parcel has a pandhandle design and is approximately 60 metres wide and 53 metres in depth. On the south east, the pan's "handle" is formed by a 118 metre drive aisle with driveway access connecting onto 14 Street NE. The parcel is currently undeveloped and future development is intended to primarily serve the existing Shell gas bar located on the east adjacent property located at 11175 – 14 Street NE.

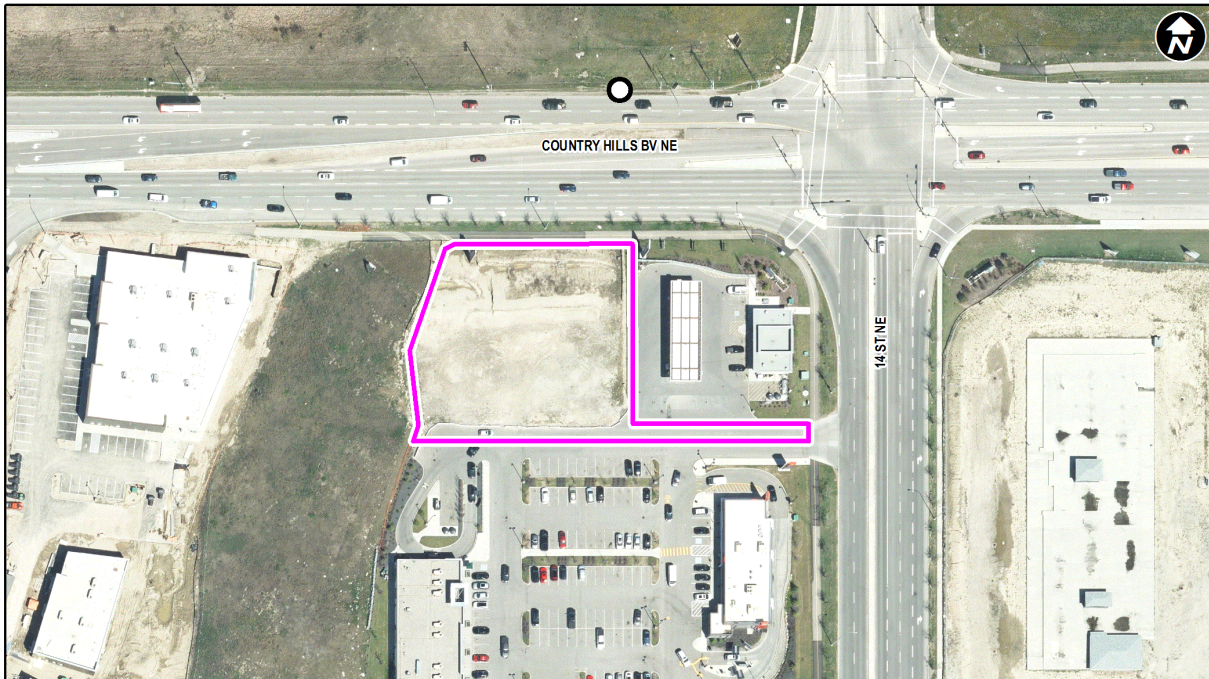
Surrounding parcels to the north of Country Hills Boulevard NE are primarily light industrial in nature and are designated as the Industrial – Commercial (I-C) District. There is open green space to the west and an existing Shell gas bar is located east of the site. The area is generally an auto-oriented multi-unit commercial development, including C-COR3 and some I-B land uses, and includes lands located directly south of the subject property. Development is mostly complete in the area.

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-B District is an industrial designation that is intended for high quality, manufacturing, research and office developments with a limited range of small commercial uses that provide supporting services to the office and industrial uses within the immediate area. Both floor area ratio and building height are regulated through the use of modifiers. The existing land use allows for a maximum building height of 18.0 metres and a maximum floor area ratio of 1.0.

The proposed I-C District is intended to facilitate the expansion of small-scale commercial opportunities on the site, which are compatible with the adjacent mixture of both industrial and commercial uses. This district is intended for parcels on the perimeter of industrial areas, ideally within 200 metres of a major street or expressway. The I-C District allows for a maximum building height of 12.0 metres.

Development and Site Design

If approved by Council, the overall distribution of buildings, building design, mix and size of uses and site layout details such as parking, landscaping and site access will subsequently be determined at the development permit review stage.

Transportation

A Transportation Impact Assessment was not required for this land use redesignation. No direct vehicular access will be permitted to and from Country Hills Boulevard NE. Vehicle access will be provided via the existing driveway along 14 Street NE. The site is serviced by primary transit routes along Country Hills Boulevard and 14 Street NE.

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 nearby the site. Details of site servicing as well as appropriate stormwater management will be reviewed during the development permit review stage.

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 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. Most uses in the proposed I-C District are allowable within the 35-40 NEF contour area. Any future development permit applications would be circulated to the Airport Authority and reviewed against the applicable AVPA Regulations to ensure compliance.

Municipal Development Plan (Statutory – 2020)

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 District is appropriate for this parcel given the location along Country Hills Boulevard 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](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Stoney Industrial Area Structural Plan (2006)

The subject parcel is located within the [Stoney Industrial Area Structural Plan](#) (ASP). According to Map 3: Land Use Concept in the ASP, the subject property is located within the Business/Industrial land use typology which supports industrial and supporting commercial uses.