

LAND USE AMENDMENT
STONE 3 (WARD 3)
MÉTIS TRAIL NE AND 104 AVENUE NE
BYLAW 119D2015

MAP 22NE

EXECUTIVE SUMMARY

This application is for a Land Use Amendment in the northeast quadrant of the city. The application proposes to relocate a service commercial site within an Outline Plan that was approved in 2007 to a more prominent location within the Outline Plan.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2015 June 04

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 119D2015; and

1. **ADOPT** the proposed redesignation of 5.89 hectares ± (14.55 acres ±) located at 4145 – 108 Avenue NE and 4041 – Country Hills Boulevard NE (Plan 1510259, Block 2, Lot 5; portion of NW 1/4 Section 22-25-29-4) from DC Direct Control District to Commercial – Corridor 3 f0.25h16 (C-COR3 f0.25h16) District and Industrial – General (I-G) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 119D2015.

REASON(S) FOR RECOMMENDATION:

The proposed relocation of the commercial site is consistent with the Northeast Industrial Area Structure Plan (ASP). The proposed new uses are in alignment with the current Land Use Bylaw instead of the current Direct Control Districts that were based on the old 2P80 Land Use Bylaw. The proposed application is also in alignment with the approved subdivision in the area.

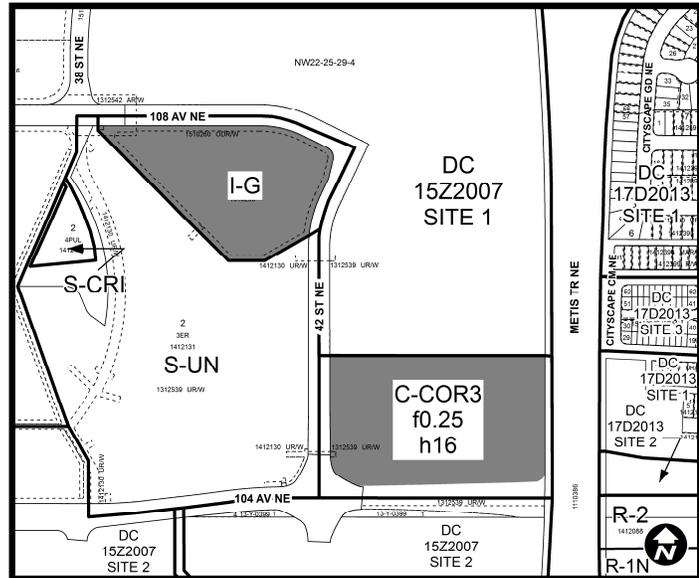
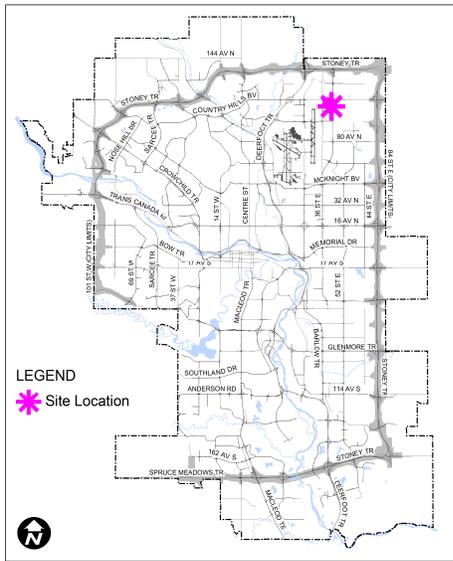
ATTACHMENT

1. Proposed Bylaw 119D2015

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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 5.89 hectares ± (14.55 acres ±) located at 4145 – 108 Avenue NE and 4041 – Country Hills Boulevard NE (Plan 1510259, Block 2, Lot 5; portion of NW 1/4 Section 22-25-29-4) from DC Direct Control District **to** Commercial – Corridor 3 f0.25h16 (C-COR3 f0.25h16) District and Industrial – General (I-G) District.

Moved by: J. Gondek

Carried: 8 – 0

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Applicant:

Idea Group

Landowner:

Shepard Jacksonport Ltd

| Planning Evaluation Content | *Issue | Page |
|---|--------|------|
| Density <i>Is a density increase being proposed.</i> | N/A | |
| 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 | 5 |
| 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 | 6 |
| Growth Management <i>Does the recommendation create capital budget impacts or concerns.</i> | No | 6 |
| Public Engagement <i>Were major comments received from the circulation</i> | No | 6 |

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PLANNING EVALUATION

SITE CONTEXT

The subject site is relatively flat agricultural land with some stripping and grading disturbance from the servicing and road construction. The subject site was originally approved on 2007 July 16. The commercial site was located internal to the development due to the road network at the time that limited access to Métis Trail NE. Since the original approval, 104 Avenue NE now connects to Métis Trail NE. The developer has requested the commercial site be relocated to the northwest corner of Métis Trail NE and 104 Avenue NE, a more prominent location due to the road network connections in the area.

LAND USE DISTRICTS

Currently the subject land is designated DC Direct Control District using the old I-2 General Light Industrial and C-5 Shopping Centre Commercial Districts in Bylaw 2P80 as the base districts. The application proposes to swap the location of the two land use districts and to redesignate to Industrial – General (I-G) District and Commercial – Corridor 3 f0.25h16 (C-COR3 f0.25h16) District to align with the Bylaw 1P2007. The old I-2 District contained uses within the district that were not industrial such as schools and hotels/motels. The redesignation to the I-G District is more in alignment with the policies of the ASP. The old C-5 District and the new C-COR3 District are very similar.

LEGISLATION & POLICY

Municipal Development Plan

The subject site is designated as Planned Greenfield with Area Structure Plan (ASP) within the Municipal Development Plan (MDP).

Northeast Industrial Area Structure Plan (ASP)

The subject site is designated as Business/Industrial Area. Service commercial is permitted within the Business/Industrial Area, located in areas with efficient access and good visibility.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required as part of this application. The land use amendment has regard to the access limitations for the commercial parcel that include no access to 104 Avenue NE and Métis Trail NE. All access will be from 42 Street NE to the commercial parcel.

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UTILITIES & SERVICING

The subject site will be serviced as part of the subdivision development occurring in the area.

ENVIRONMENTAL ISSUES

There are no environmental issues associated with this application.

ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability will be addressed at the development permit application stage.

GROWTH MANAGEMENT

There are no growth management issues.

PUBLIC ENGAGEMENT

Community Association Comments

The subject site doesn't fall within a community association boundary. The adjacent neighbourhood of Cityscape is currently under development.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No comments received by CPC Report submission date.

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APPENDIX I

APPLICANT'S SUBMISSION

The interchange under the old expressway classification provided SJL's land direct access to the land from the interchange. Under the new classification an at grade signalized intersection is the ultimate configuration and eliminates access at this intersection while adding a permitted access to the lands in the form of a signalized all turns intersection at 104th Ave NE (104) and MT. As a result of this change it is appropriate to relocate the 6.25 acres of DC (C-5) from its existing location at the intersection of 108th Ave NE and 42nd Street NE to the intersection of 104 and MT as a C-COR3 site due to the proximity to major points of access for the proposed industrial park. The proposed C-COR3 site will increase in size from 6.25 acres to 8.30 acres. The increase in size for the proposed C-COR3 site is in response to the need for two accesses to the proposed site. Transportation has determined that the required access spacing will be 60m from the existing traffic circle which results in the north second access being located per the Transportation Departments requirements. This north access will be shared access between the C-COR3 site and the I-G site to the north. As a result of the property line being located be centered on the north access this resulted in the increased parcel size for the C-COR3 site.