

Land Use Amendment in Stoney 1 (Ward 3) at multiple addresses, LOC2022-0018

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 4.59 hectares \pm (11.34 acres \pm) located at 11105 and 11137 – 11 Street NE, 11134 – 15 Street NE, and 1117 – 110 Avenue NE (Plan 1911083, Block 4, Lots 10 and 11; Plan 1213696, Block 1, Lot 2; Plan 1213696, Block 4, Lot 2) from Industrial – Business (I-B) District and Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses contained in other industrial districts, with guidelines (Attachment 3).
2. Give three readings to the proposed bylaw for the redesignation of 15.53 hectares \pm (38.37 acres \pm) located at 11061 and 10821 – 15 Street NE, and a portion of 10499 – 15 Street NE (Portion of E1/2 Section 23-25-1-5; Plan 0915074, OT) from Industrial-Business (I-B) District and Industrial – General (I-G) District to Direct Control (DC) District to accommodate additional uses contained in other industrial districts, with guidelines (Attachment 4).
3. Give three readings to the proposed bylaw for the redesignation of 0.91 hectares \pm (2.25 acres \pm) located at 11120 – 14 Street NE (Plan 1810369, Block 2, Lot 12) from Industrial – Business (I-B) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 5).

HIGHLIGHTS

- This application seeks to redesignate the subject sites to Direct Control (DC) Districts to expand the list of uses allowed in the Industrial – General (I-G) District by including uses found in the Industrial-Business (I-B) and Industrial-Commercial (I-C) Districts.
- The proposal would allow for additional uses that are compatible with the existing uses in the surrounding area and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Revised Stoney Industrial Area Structure Plan* (ASP) to continue the industrial uses.
- What does this mean to Calgarians? The proposal would preserve the industrial based uses of the vicinity while allowing additional business, investment, and job creation in the area.
- Why does this matter? This redesignation would provide the landowner more flexibility by allowing for additional operations on these sites without compromising the future use for industrial development.
- No development permits have been submitted at this time.
- The DC Districts are aligned with the Citywide Growth Strategy: Industrial Action Plan approved by Council in 2021 March 22 which approved an action item to pilot an industrial direct control land use that increases flexibility for industrial sites.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city

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DISCUSSION

This land use amendment application, in the community of Stoney Industrial 1, was submitted by Urban Systems on behalf of Melcor on 2022 February 3. The applicant wishes to expand the list of uses and market opportunities in the area as per the hybrid Direct Control proposed through the City's Industrial Action Plan. No development permit application has been submitted at this time.

The area is located west of Deerfoot Trail and south of Country Hills Boulevard NE, and is an existing industrial business park (known as The District) which is partially developed with a mix of multi-bay and single-user industrial buildings. There is also a commercial core providing support commercial uses for the area. The proposed DC Districts are based on the Industrial - General (I-G) District, and allow for additional uses found in the Industrial – Business (I-B) and Industrial – Commercial (I-C) Districts. The land use is aligned with the City's Industrial Action Plan which is currently being updated.

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 was appropriate. The applicant did not complete any public outreach as this area is a developing industrial area and the application proposes modifications to the undeveloped lands that do not change the industrial nature of the area. Please refer to the Applicant Outreach Summary in Attachment 6 for additional information.

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 received one letter of opposition to the application asking for the lands not to be developed and the area naturalized instead to compliment Nose Creek.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate, noting that the lands are already designated industrial, and the natural areas around Nose Creek have already been designated as Special Purpose - Urban Nature (S-UN) District. Appropriate interface conditions with naturalized areas will be determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

There are no social implications based on the proposed application.

Environmental

This application does not include any actions that specifically address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposal would allow additional uses that would enable business, investment, and job opportunities in the area while maintaining the integrity of the industrial area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Proposed Direct Control District (North Sites)
4. Proposed Direct Control District (South Sites)
5. Proposed Direct Control District (Centre Site)
6. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform