

LAND USE AMENDMENT
STONE 2 (WARD 3)
100 AVENUE NE AND 19 STREET NE
BYLAW 15D2015

MAP 24N

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a portion of a larger parcel designated as an Industrial – Business f1.5h30 (I-B f1.5h30) District to an Industrial – Commercial (I-C) District to allow for a range of commercially oriented industrial uses. As per the Applicant's submission, this redesignation is intended to allow for development of a standalone Restaurant: Licensed – Medium use to complement the existing/approved hotel and conference event facilities on the site.

A Restaurant: Licensed – Medium is an allowable use within the Industrial – Business (I-B) District, but only within the same building and in conjunction with other I-B uses, not as a standalone use.

The parcel is located in the city's northeast, to the north of the Calgary International Airport within the Stoney 2 Industrial Area. It is registered as a bare land condominium site.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2014 December 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 15D2015; and

1. **ADOPT** the proposed redesignation of 0.12 hectares ± (0.29 acres ±) at 2021 – 100 Avenue NE (portion of Condominium Plan 1110612, CS) from Industrial – Business f1.5h30 (I-B f1.5h30) District **to** Industrial – Commercial (I-C) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 15D2015.

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REASON(S) FOR RECOMMENDATION:

This proposal allows for commercially oriented industrial uses to be considered on this portion of the site to complement the existing/approved phased development which include: three hotels; conference and event facility.

The proposed Industrial – Commercial (I-C) District is in keeping with applicable municipal policies for the area and is compatible with adjacent land uses and developments.

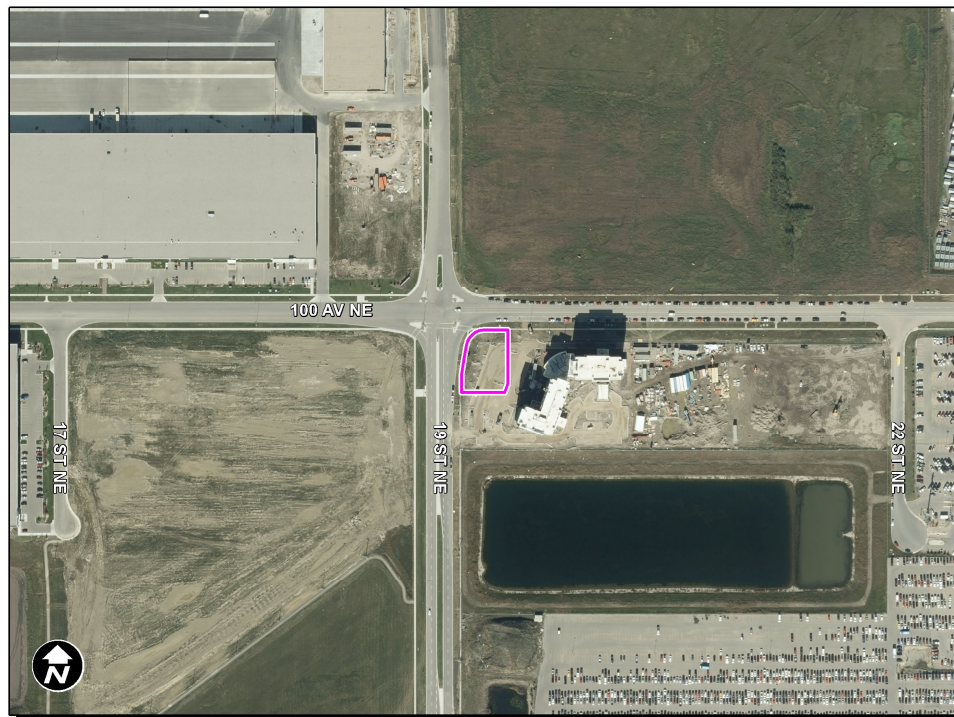
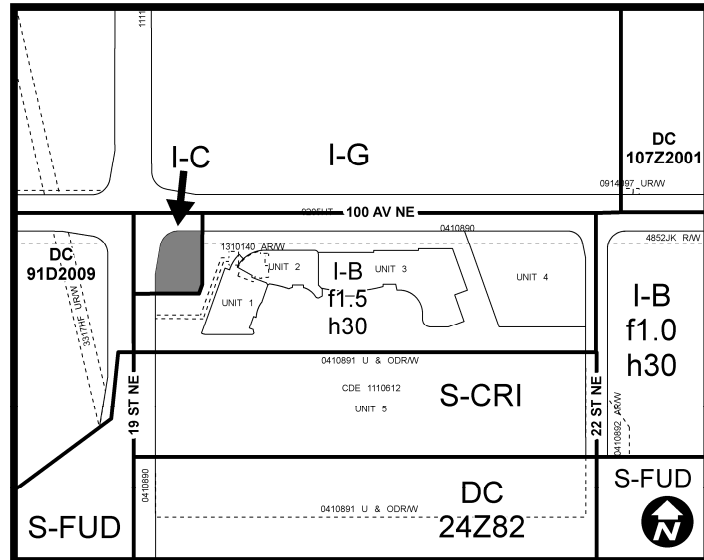
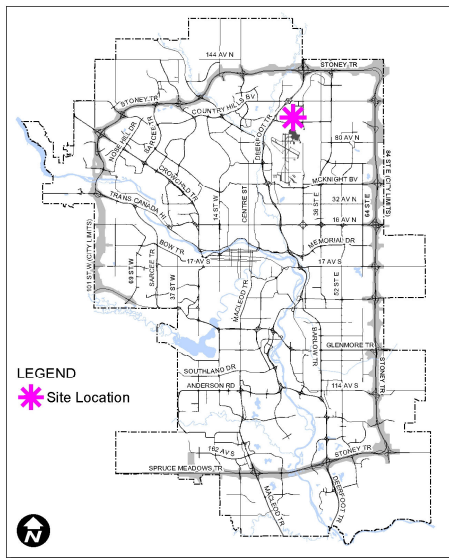
ATTACHMENT

1. Proposed Bylaw 15D2015

**LAND USE AMENDMENT
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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 0.12 hectares \pm (0.29 acres \pm) at 2021 – 100 Avenue NE (portion of Condominium Plan 1110612, CS) from Industrial – Business f1.5h30 (I-B f1.5h30) District **to** Industrial – Commercial (I-C) District.

Moved by: R. Wright
Absent: M. Wade

Carried: 7 – 0

2014 December 04

MOTION: **TABLE** Item 04 (LOC2013-0080) until after Item 06 (DP2014-4179) is heard.

Moved by: S. Keating

Carried: 8 – 0

MOTION: The Calgary Planning Commission **LIFTED FROM THE TABLE** Item 04 (LOC2013-0080)

Moved by: S. Keating

Carried: 7 – 0

Absent: M. Wade

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Applicant:

Kasian Architecture Interior Design and
Planning Ltd

Landowner:

Condominium Corporation No 1110612

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed</i>	No	6
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment</i>	No	6
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns</i>	No	7
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	7
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern</i>	No	7
Environmental Issues <i>Other considerations e.g. sour gas or contaminated sites</i>	No	8
Growth Management <i>Does this site have the appropriate growth management direction</i>	Yes	8
Public Engagement <i>Were major comments received from the circulation</i>	No	8

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The area proposed for redesignation is part of a larger single titled parcel registered as a bare land condominium (Plan 1110612; CS). It is bounded to the north by 100 Avenue NE and to the west by 19 Street NE within the Stoney 2 Industrial area.

The surrounding area is characterized by industrial uses and developments; the following table identifies details on the immediately adjacent parcels:

Location	Parcel description	Land Use designation
North (across 100 Avenue NE)	Vacant site	Industrial – General (I-G) District
South	A wetland which serves as a storm water pond (as noted on the revised Stoney Industrial Area Structure Plan)	Special Purpose – City and Regional Infrastructure (S-CRI) District
East	Park & Jet Airport Parking	Industrial – Business f1.0h30 (I-B f1.5h30) District
West (across 19 Street NE)	Vacant site	Direct Control District (91D2009) designed to accommodate prestige, high quality, manufacturing, office and warehouse development visible from expressways and major streets.

The larger parcel is currently being developed in phases, as per the approved development permit. Phase one includes two hotels with associated underground and at-grade parking. Phase two will include a conference and event facility and a hotel with associated underground and at-grade parking.

The portion of the site subject of this application (approximately 0.12 hectares (0.29 acres)) contains surface parking stalls, landscaping and signage associated with the exiting development.

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Site history

Under Land Use Bylaw 2P80, the parcel was designated as a General Light Industrial (I-2) District, the purpose of which was to allow for a range of general light industrial and business uses.

In early 2008, a development permit application for a hotel and convention centre was submitted for review and approval. However, the application which was slated for a recommendation of approval at Calgary Planning Commission was withheld. It was determined that with the adoption of Land Use Bylaw 1P2007 and resultant transition of the lands to Industrial – General (I-G), the proposed development would have been rendered legally non-conforming.

As such, a land use amendment was submitted and approved to reconcile any issues of non-conformity with the lands redesignated to an Industrial – Business f1.5h30 (I-B f1.5h30) District designation.

In 2011 a development permit was approved for the development of three hotels, and a conference and event facility. To date, phase one has been completed, and includes two hotels and associated underground and at-grade parking.

LAND USE DISTRICTS

The larger parcel is designated as Industrial – Business f1.5h30 (I-B f1.5h30) District with a maximum floor area of 1.5 and a maximum building height of 30 metres. The proposed Industrial – Commercial (I-C) District allows for a floor area of 1.0 and a maximum building height of 12 metres. The latter is intended to be characterized by light industrial uses that are unlimited in size and by small scale commercial uses that are compatible with and complementary to light industrial uses.

There are a variety of redevelopment scenarios for the site under the proposed I-C District designation including the proposed standalone Restaurant: Licensed - Medium use. If redevelopment and/or subdivision of this portion of the site is proposed, a new development permit for the balance of the site will be required to reconcile any aspects which may affect the existing overall development. The requirement for an additional land use redesignation on the balance of the site is not anticipated at this time.

Until redevelopment of the site subject to this application occurs, the existing parking area is allowed under the label of legal non-conforming, which is not an issue for surface parking uses.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (Statutory -2009)

The site is located within a Standard Industrial Area in the MDP (Map 1: Urban Structure). Standard Industrial Areas are existing planned industrial areas that contain a mix of industrial uses at varying intensities. As these areas offer considerable capacity for a broad range of industrial uses, and as redevelopment occurs, the MDP encourages the overall maintenance and retention of their industrial character. Uses that support the industrial function of these areas and cater to the day-to-day needs of area businesses and their employees may also be supported.

Revised Stoney Industrial Area Structure Plan (Statutory-adopted 2005 – revised 2014)

The parcel is located within the Revised Stoney Industrial Area Structure Plan in an area identified as cell F. This cell is identified as Business/Industrial area. The purpose of this area is to provide for development of a variety of light industrial uses within the context of a fully-serviced industrial/business park.

Calgary International Airport Vicinity Protection Area Regulation (2009)

The parcel is within the Calgary International Airport vicinity protection area within the 35-40 Noise Exposure Forecast contours. The I-C District is appropriate in this location.

Calgary International Airport Zoning Regulation (2014)

Due to its location, the parcel is subject to restrictions defined by the Calgary International Airport Zoning Regulation. All development applications within the area need Transport Canada approval.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was not required. A TIA and/or parking study may be required at future development permit stage.

Vehicle access to the parcel is from 100 Avenue NE. A regional pathway is proposed on the north side of 100 Avenue NE and east portion of 19 Street NE.

UTILITIES & SERVICING

Services are available. Separate site servicing would be required if a future subdivision of the lands is proposed.

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An ATCO Gas Utility Right of Way for a high pressure pipeline runs east-west across the north portion of the subject site.

ENVIRONMENTAL ISSUES

An Environmental Impact Assessment was not required.

GROWTH MANAGEMENT

This application is in alignment with MDP references associated with growth management and the Corporate Framework for Growth and Change.

PUBLIC ENGAGEMENT

Community Association Comments

Not required as there is no area Community Association.

Citizen Comments

No citizen comments received by CPC report submission date.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

KASIAN
ARCHITECTURE
INTERIOR
DESIGN AND
PLANNING LTD
1011 Ninth Avenue SE,
Suite 450
Calgary
Alberta
Canada
T2G 0H7
t 403 265 2440
f 403 233 0013
www.kasian.com



September 19, 2013

City of Calgary
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

Attention: Ivy Campbell - Planner

Subject: Land Use Redesignation
2021 – 100th Avenue NE
Change from I-B to I-C Zoning
Our File #150303 / 6.2 (Revised)

Please find enclosed our application for redesignation from the current 'I-B' zoning to 'I-C' zoning to accommodate a medium sized licensed restaurant on the parcel of land. The basis for this zoning request is based on the inability to permit a medium restaurant food only or medium restaurant licensed within the existing 'I-B f1.5 h30' zoning currently on site.

The proposed reclassified lands form part of a larger land parcel in which there are two current hotels under construction and slated for completion in the near future. As part of the existing Development Permit in place for the overall lands, an additional hotel and conference facility will form part of the overall development. At the time of the second phase of development, there is an underground parking structure to be constructed as part of the hotel and conference center. The overall hotel and conference center development is approved under DP2011-0256.

Parking Review

Parking for this proposed land use redesignation will be partially included within the site boundary and the remaining will be included in the parking provisions of the overall site. As the Ownership group is currently the same for this parcel as well as the overall, they understand that parking will be provided via the overall development. Under the original Development Permit (DP2011-0256), there were an overage of 147 parking stalls for the site. Taking into account the removal of approved stalls in the northwest corner and adding in a potential requirement for a restaurant pad, there will still be sufficient parking on site to accommodate all of the proposed uses.

Density Review

The existing zoning provided for an F.A.R. 1.5 on site with a site area of $\pm 8,709$ ac. ($\pm 35,246$ sq.m.). This would allow for a maximum density of $\pm 52,869$ sq.m. Under DP2011-0256, an approved overall area of $\pm 38,929$ sq.m. is noted with an overall density of F.A.R. 1.1. Therefore if the proposed site development of F.A.R. 1 was permitted, overall density would still be less than the maximum of F.A.R. 1.5.

Therefore with both parking and overall density fitting within the overall allowed project development, we feel that there is no negative impact to the surrounding long term overall development and should therefore be acceptable as a land use redesignation.

Vancouver
Calgary
Regina
Doha
Edmonton
Toronto
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Company



If you have any questions regarding our application, please do not hesitate to contact the undersigned.

Sincerely,

Kasian Architecture Interior Design and Planning Ltd

A handwritten signature in black ink, appearing to read "Barry Sullivan", written over a light gray circular stamp.

Barry Sullivan, Dipl. A.E.T., B.E.S., Dipl. Arch.
Associate
Intern Architect, AAA, MRAIC

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