

**Land Use Amendment in Stoney 2 (Ward 5) at 2505 Country Hills Boulevard NE,
 LOC2022-0128**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 4.30 hectares \pm (10.63 acres \pm) located at 2505 Country Hills Boulevard NE (Plan 0713041, Block 1, Lot 1) from Commercial – Corridor 2 (C-COR2 f1.0h15) District and Commercial – Corridor 3 (C-COR3 f1.0h15) District to Industrial – Commercial (I-C) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022
 NOVEMBER 3:**

That Council give three readings to **Proposed Bylaw 182D2022** for the redesignation of 4.30 hectares \pm (10.63 acres \pm) located at 2505 Country Hills Boulevard NE (Plan 0713041, Block 1, Lot 1) from Commercial – Corridor 2 (C-COR2 f1.0h15) District and Commercial – Corridor 3 (C-COR3 f1.0h15) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for the range of industrial and commercial uses listed in the Industrial – Commercial (I-C) District, which includes light industrial uses not listed in the current land use districts.
- The proposal allows for a set of uses that are complementary to the neighbouring character of the area, provides appropriate transition to the adjacent industrial areas and complies with the relevant policies of the *Municipal Development Plan* (MDP) and the *Northeast Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal would allow for employment uses and increased flexibility to provide industrial uses on a site that is currently underdeveloped.
- Why does this matter? The proposal supports business, investment and job creation in the area.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This land use amendment application was submitted by B&A Planning Group on behalf of the landowner, Mike Priestner Real Estate Inc., on 2022 July 14.

The 4.30-hectare site is located in the northeast community of Stoney 2 at the southeast corner of Country Hills Boulevard NE and Barlow Trail NE. The site is currently developed with a small industrial building on the west end of the site. The east portion of the site is vacant and lies adjacent to a runway of the Calgary International Airport and north of industrial development on Airport lands. The proposed I-C District maintains the commercial potential of the site while also allowing for light industrial uses.

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No development permit has been submitted at this time. In the Applicant Submission (Attachment 2) the applicant has indicated an intention to develop the site for the sale, rental and servicing of RVs as well as the sale of motor vehicles.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public was 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 relevant public groups was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary, Attachment 3, for rationale why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were sent to adjacent landowners.

Administration did not receive any letters of objection or support for this application. There is no community association for the subject area.

Administration considered the relevant planning issues specific to the land use amendment and has determined the proposal to be appropriate. The building, site design and vehicle access will be reviewed at future development permit stages.

Following Calgary Planning Commission, notifications for a 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.

IMPLICATIONS

Social

The proposed land use district may provide opportunities for additional industrial uses while maintaining the commercial character and function of the area. The redesignation of the parcel may also allow for additional amenities and employment opportunities to serve the area.

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

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development approval stages.

Economic

The proposal would provide new employment opportunities that may support other land uses in the surrounding area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. CPC Member Comments**
- 5. Proposed Bylaw 182D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform