

LAND USE AMENDMENT
STONE 2 (WARD 3)
EAST OF DEERFOOT TRAIL AND SOUTH OF COUNTRY HILLS
BOULEVARD NE
BYLAW 125D2014

MAP 24N

EXECUTIVE SUMMARY

This land use amendment application proposes to redesignate two adjacent parcels in the northeast community of Stoney 2 from Industrial – General (I-G) District to Industrial – Commercial (I-C) District. The intent of the application is to provide for a land use district that allows for a more commercially oriented range of permitted and discretionary uses in context to the site's location on Country Hills Boulevard NE.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION

2014 September 25

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 125D2014; and

1. **REFUSE** the proposed redesignation of 1.62 hectares \pm (4.0 acres \pm) located at 4 and 8 Freeport Landing NE (Plan 0410558, Block 2, Lots 1 and 2) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
2. **ABANDON** the proposed Bylaw 125D2014.

REASONS FOR RECOMMENDATION:

The Industrial – Commercial (I-C) District allows for similar light industrial uses as the current Industrial – General (I-G) District, while also allowing for additional small scale commercial uses that are compatible and complementary within the context of the following:

- the location of the subject site among two existing commercially oriented uses on the south side of Country Hills Boulevard NE;
- the commercially oriented land use districts (C-COR3 and I-C) situated on the north side of Country Hills Boulevard NE; and
- the existing surrounding industrial land use districts (I-G and I-B) to the south of the subject site.

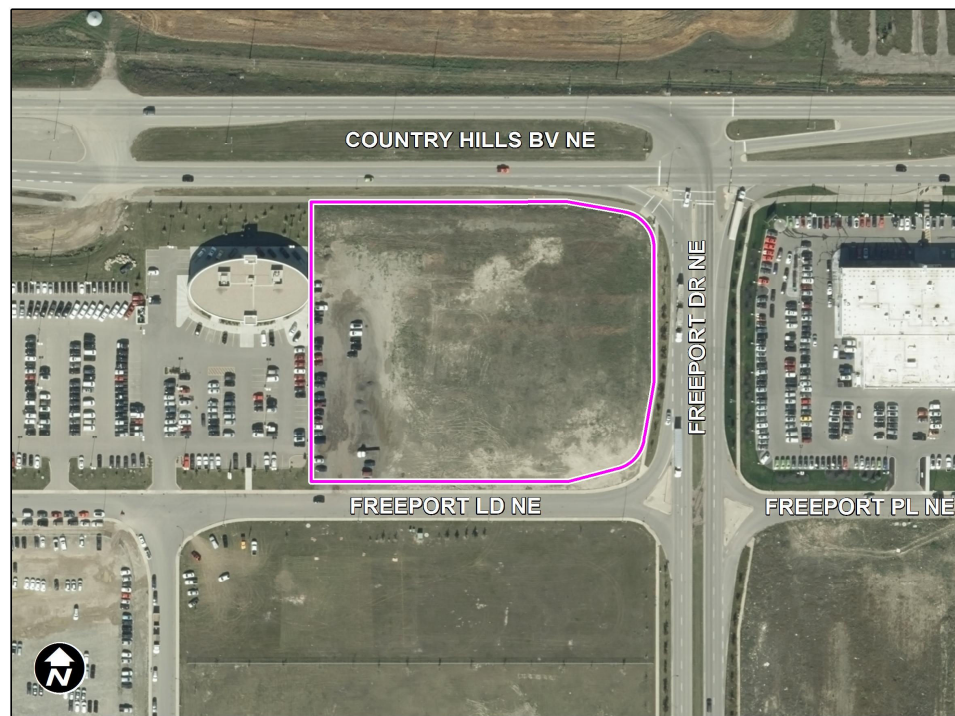
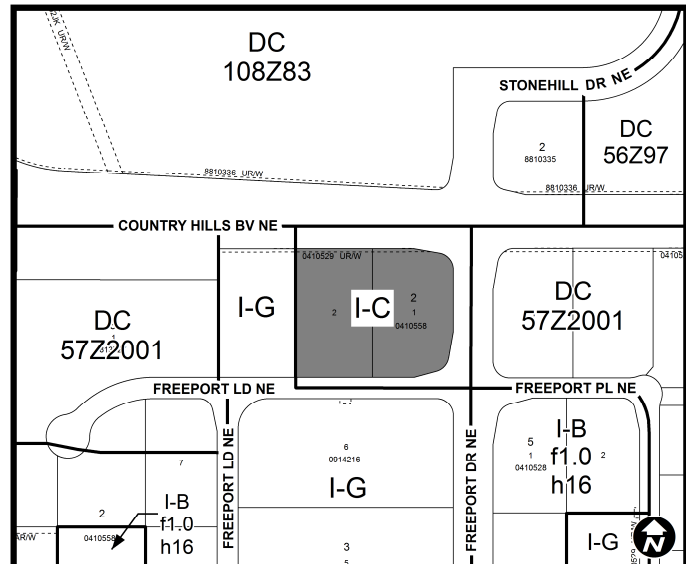
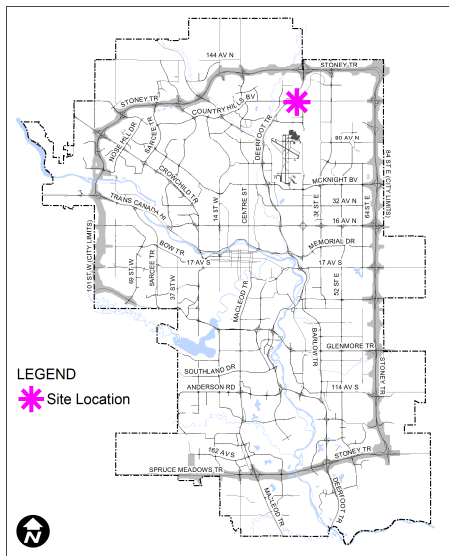
ATTACHMENT

1. Proposed Bylaw 125D2014

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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 1.62 hectares \pm (4.0 acres \pm) located at 4 and 8 Freeport Landing NE (Plan 0410558, Block 2, Lots 1 and 2) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Moved by: J. Gondek

LOST: 2 – 4

Opposed: M. Wade, R. Wright,
J. Sturgess and
M. Logan

Reasons for Approval recommendation from Ms. Gondek:

- This site's conversion to I-C fits not only the context of the wider area, but also provides continuity of commercial uses for the communities near this site. Northern Hills communities and the newly emerging communities in the northeast will benefit from the redesignation. To limit uses on this site will continue to drive commercial uses to municipalities boarding Calgary, like Airdrie, Rocky View County and Chestermere. In my opinion, we should keep that business within Calgary until a regional plan creates better cooperative models in the Calgary metropolitan region

Reasons for Approval recommendation from Cllr. Keating:

- The re-zoning is consistent with community needs as well as sound planning for today's market. This use also allows for change of use in the future as it is an easy transition to a more intense use.

The Calgary Planning Commission **FILED** Administration's recommendation of **APPROVAL** and recommends that Council:

3. **REFUSE** the proposed redesignation of 1.62 hectares \pm (4.0 acres \pm) located at 4 and 8 Freeport Landing NE (Plan 0410558, Block 2, Lots 1 and 2) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
4. **ABANDON** the proposed Bylaw.

Moved by: M. Logan

Carried: 5 – 1

Opposed: J. Gondek

Reasons for Refusal recommendation from Mr. Logan:

- The land use redesignation serves to erode the employment generation in the

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area, increase the traffic generation and competes with multiple commercial sites along the same corridor.

Reasons for Refusal recommendation from Mr. Wright:

- The application does not meet the principles of the ASP. A few examples are listed below:
 - a) The range of uses do not support the notion that specialized development projects serve the Airport. (p. 7)
 - b) Did not submit a traffic generation review at the land use stage. (p. 71)
 - c) Did not submit market demand analysis and impact analysis as per ASP. (p. 13)
 - d) Exceeds maximum size of 1.6 hectares at one or more corners of the intersection. (p. 20)
- Airport lands are unique and key industrial development and commercial conversions on an incremental basis erode that focus. The City has invested significant capital dollars in infrastructure and uses should take advantage of the strategic locational attributes of the area, rather than allow for uses that can be more flexible in spatial choice.

Reasons for Refusal recommendation from Ms. Wade:

- The ASP requires market analysis and demand which has not been undertaken.
- In order to avoid incremental redesignation we need to understand land supply in area that will generate employment that meets MDP policies.
- The economics of land supply needs to be addressed as per the ASP.
- Recommend that this analysis be undertaken to determine both employment generation and retention of service in this area, to return spending to the area.

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Applicant:

Arup Datta Architect Ltd

Landowner:

1009935 Alberta Ltd (Saleem
Budhwani and Jim Jiwani)

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed?</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment?</i>	No	5
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns?</i>	No	6
Transportation Networks <i>Do different or specific mobility considerations impact this site?</i>	No	6
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	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites?</i>	No	7
Growth Management <i>Does this site have the appropriate growth management direction?</i>	Yes	7
Public Engagement <i>Were major comments received from the circulation?</i>	No	7

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PLANNING EVALUATION

SITE CONTEXT

Located directly north of the Calgary International Airport, Stoney 2 is a more recent industrial area situated south of Country Hills Boulevard NE. The subject site is currently vacant and is situated between two existing commercial oriented uses (vehicle sales) on the south side of Country Hills Boulevard NE. To the north of the site along Country Hills Boulevard NE, future planned commercial uses are situated under a Commercial – Corridor 1 (C-COR1) District as well as DC Direct Control Districts.

Country Hills Boulevard NE is an Arterial Street with commercial areas earmarked at the interchange with Deerfoot Trail NE and the Major Activity Centre further to the east. The land to the south of the subject site consists of the core of the Stoney 2 Industrial Area and contains primarily Industrial – General (I-G) Districts.

LAND USE DISTRICTS

The existing Industrial – General (I-G) district allows for a range of medium and light industrial uses with a limited number of support commercial uses. These commercial uses contain limitations on sales and office activities to preserve a diverse and primarily industrial base.

The proposed Industrial – Commercial (I-C) District allows for light industrial uses that are unlimited in size, but also include small scale commercial uses that are intended to be compatible with and complementary to light industrial uses. This district is intended for locations on the perimeter of industrial areas along major streets or expressways, such as Country Hills Boulevard.

Since the proposed Industrial - Commercial (I-C) District allows for the same maximum floor area ratio of 1.0 as the Industrial – General (I-G) District, the main aspect of this land use redesignation proposal is the addition of compatible commercial uses.

Land Use District Analysis

From a use and location perspective, the proposed Industrial – Commercial (I-C) district is appropriate as it allows for the retention of the subject parcels for light industrial purposes, while also allowing for commercially oriented uses that are primarily intended to be supportive to the industrial uses.

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LEGISLATION & POLICY

Municipal Development Plan (MDP)

The subject site is situated in the *Standard Industrial* area identified on the *Urban Structure Map* of the Municipal Development Plan.

The *Standard Industrial* area consists of existing planned industrial areas that contain a mix of industrial uses at varying parcel sizes and uses. The subject site is situated in the planned industrial community of Stoney 2, guided by the Stoney Industrial Area Structure Plan (ASP).

Stoney Industrial Area Structure Plan - Revised (ASP)

The Stoney Industrial ASP designated the area containing the subject site as Business/Industrial Area, providing for the development of a variety of light industrial uses. In addition to light industrial uses, secondary commercial, office, institutional, recreational and other land uses considered to be compatible and appropriate, may also be considered.

Considering the context of the subject site situated on Country Hills Boulevard between other secondary commercial uses, a land use amendment from Industrial – General (I-G) to Industrial – Commercial (I-C), allowing for a range of secondary commercial uses, is appropriate and supportable from a planning perspective.

Calgary Airport Vicinity Protection Area Regulation (AVPA)

The subject site is situated between the 30 and 35 Noise Exposure Forecast (NEF) contours of the Airport Vicinity Protection Act (AVPA). In this area, Medical Clinic as a use in the proposed Industrial – Commercial (I-C) district is not allowed. Industrial uses in general are not restricted in this NEF contour area.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) or Parking Study was not required for this land use redesignation application, but a TIA may be required at the Development Permit stage.

Access to the subject site shall not be permitted from Country Hills Boulevard NE and all parking shall be provided on-site in terms of Bylaw 1P2007.

UTILITIES & SERVICING

Site servicing for utilities are available to the subject site. There were no major servicing infrastructure concerns identified in this area during the review of this proposal.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required for this subject site.

GROWTH MANAGEMENT

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

There is no Community Association in this area.

Citizen Comments

No comments were received by the time of writing this report.

Public Meetings

There were no public meetings associated with this land use amendment application.

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APPENDIX I

APPLICANT'S SUBMISSION

Lot 1 & 2, Block 2, Plan 0410558 are two sites that are adjacent to and highly visible from Country Hills Boulevard NE, a major road with high traffic volumes.

Any development on these sites should be uses that will benefit from the exposure and provide a positive image to County Hills Boulevard NE

The current zoning on these two sites is Industrial – General (I-G) District the purpose for this zoning is intended to be characterized by:

- a) *a wide variety of light and medium general industrial uses and a limited number of support commercial uses;*
- b) *parcels typically located in internal locations;*
- c) *the application of discretion for parcels that share a property line with a major street or expressway to ensure an appropriate interface and compliance with City plans and policies;*
- d) *a limited number of non-industrial uses that may be appropriate due to building or parcel requirements generally found in industrial areas;*
- e) *uses and buildings that may have little or no relationship to adjacent parcels;*
- f) *appropriate controls to ensure screening of any outdoor activities; and*
- g) *limits on sales and office activities in order to preserve a diverse industrial land base.*

The uses permitted and discretionary in Industrial General (I-G) District generally do not require high visibility and have little or no relationship to existing developments on the adjacent sites.

These two sites are more appropriate as Industrial Commercial (I-C) District because the purpose of this zoning is intended to be characterized by:

- a) *Locations on the perimeter of industrial areas, along major streets or expressways;*
- b) *Light industrial uses that are unlimited in size;*
- c) *Small scale commercial uses that are compatible with and complement light industrial uses;*
- d) *Controls to ensure that development provide a transition between other land use districts and the Industrial – General District or between highly visible industrial parcels and the Industrial-General District;*
- e) *Setbacks, screening, landscaping and building design that addresses aesthetic concerns associated with highly visible locations; and*
- f) *Parcels located within 200.0 metres of a major street or expressway;*

We therefore request redistricting of Lots 1 & 2, Block 2, Plan 0410558 to Industrial Commercial (I-C) District.