

**POLICY AMENDMENT, ROAD CLOSURE & LAND USE  
AMENDMENT  
STONEGATE LANDING - WARD 3  
DEERFOOT TRAIL NE & COUNTRY HILLS BOULEVARD NE  
BYLAWS 8P2014, 6C2014 & 30D2014**

**MAP 25N, 28NE**

**EXECUTIVE SUMMARY**

This application proposes to designate 69.86 ha  $\pm$  (172.62 ac  $\pm$ ) of land located within the northeast community of Stonegate Landing to accommodate a light industrial, business and commercial/retail campus. The site is generally located north east of the intersection of Deerfoot Trail NE and Country Hills Boulevard NE, west of Barlow Trail NE.

The Revised Stoney Industrial Area Structure Plan (ASP) identifies the site as a Retail Commercial Area and a Business/Industrial Area. A minor policy amendment is proposed to amend the boundaries between the two Land Use Areas, to decrease the amount of large format retail within the northeast sector of the City and surrounding districts.

A road closure application is proposed for an approved, yet unconstructed right-of-way within the southern portion of the site. This closure will facilitate the realignment of internal road networks, and enhance the accessibility within and between the southerly parcels through the addition of grid-patterned streets and the extension of a central spine road south to Country Hills Boulevard NE. A road closure was registered in 2010 to allow for the realignment of Barlow Trail NE that extended through the centre of the subject site and was approved by Council in 2007, under the previously approved outline plan application.

**PREVIOUS COUNCIL DIRECTION**

None

**ADMINISTRATION RECOMMENDATION(S)**

2014 March 13

That Calgary Planning Commission recommend **APPROVAL** of the proposed Policy Amendment, Road Closure and Land Use Amendment.

**RECOMMENDATION (S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 8P2014, 6C2014, 30D2014; and

1. **ADOPT** the proposed amendments to the Revised Stoney Industrial Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 8P2014.
3. **ADOPT** the proposed closure of 2.18 hectares  $\pm$  (5.38 acres  $\pm$ ) of road (Plan 1410753, Part A, B and C) adjacent to 11515, 11330, 11404 and 11626 Stonehill Drive NE, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Closure Bylaw 6C2014.

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5. **ADOPT** the proposed redesignation of 40.62 hectares  $\pm$  (100.4 acres  $\pm$ ) located at 11515, 11330, 11404 and 11626 Stonehill Drive NE and 12210 Barlow Trail NE and the closed roads (Plan 8810335, Blocks 1 to 3 and a portion of 4; Portion of NW 1/4 Section 28-25-29-4; Plan 1012380, Area A; Plan 1410753, Part A, B and C) from Commercial – Corridor 3 f2.0h23 (C-COR 3 f2.0h23) District, Industrial – Business f0.5h27 (I-B f0.5h27) District, Industrial – General (I-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, DC Direct Control District and Undesignated Road Right-of-Way to Industrial – General (I-G) District, Industrial – Business f1.5h26 (I-B f1.5h26) District, Industrial – Business (I-B f0.5h27) District, Industrial – Commercial (I-C) District, Commercial – Corridor 3 f3.0h24 (C-COR3 f3.0h24) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration's recommendation; and
6. Give three readings to the proposed Bylaw 30D2014.

**REASON(S) FOR RECOMMENDATION:**

The Revised Stoney Industrial ASP identifies the southern portion of the site as a Retail Commercial Area and the northern portion as a Business/Industrial Area. The Local Area Plan conflicts with the Municipal Development Plan (MDP) that identifies the whole area appropriate for Standard Industrial development, with the stated intent of limiting stand alone commercial uses to ensure the proliferation of Industrial development.

The amendment to the ASP and associated land use amendment is proposed to facilitate a better alignment between policies, to limit commercial development within an important industrial sector and reconfigure parcel boundaries and streets to enhance connectivity and efficiencies.

The road closure plan will facilitate the realignment of streets within the plan area, and will facilitate the development of rectangular parcels with enhanced pedestrian and vehicular connectivity. The road was dedicated through an earlier subdivision and outline plan approval, but never constructed, and therefore does not require physical rehabilitation or removal of asphalt.

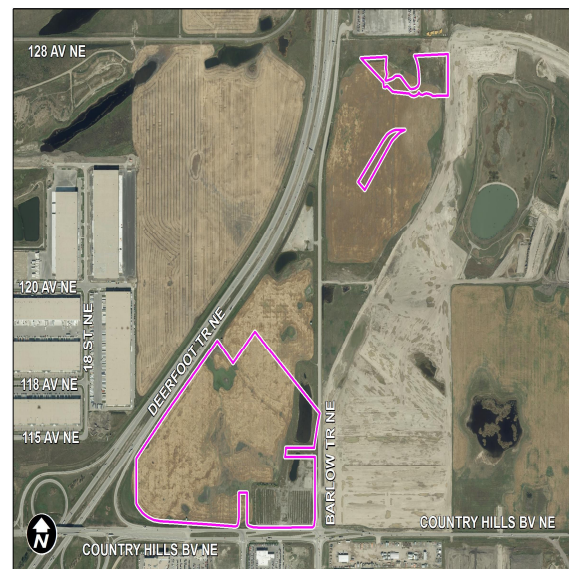
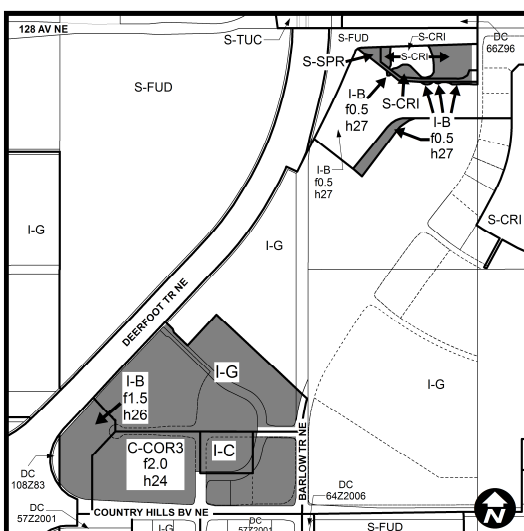
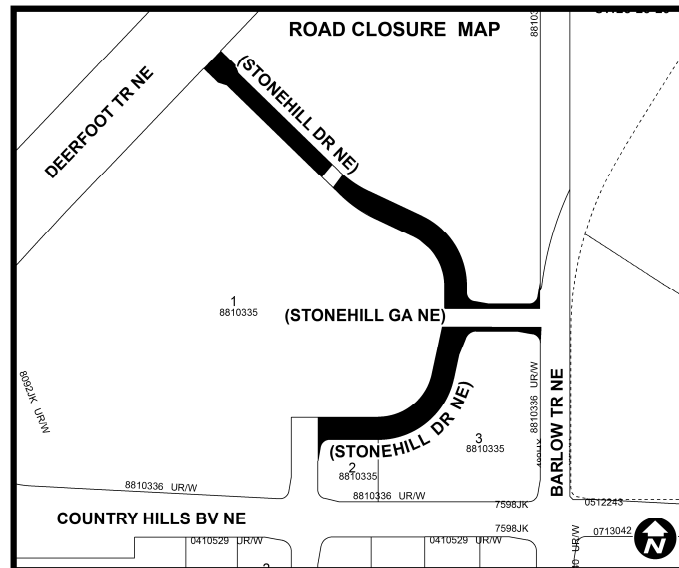
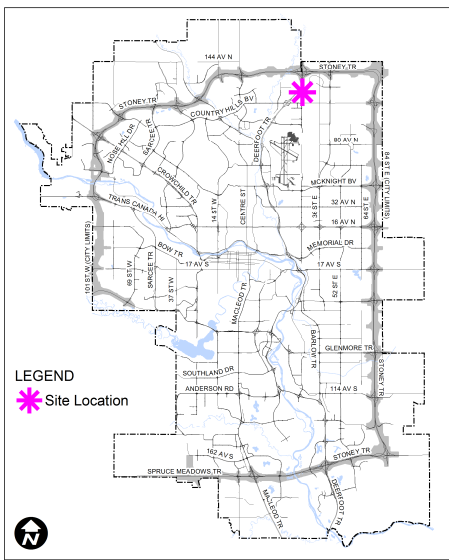
**ATTACHMENTS**

1. Proposed Bylaw 8P2014
2. Proposed Bylaw 6C2014
3. Proposed Bylaw 30D2014

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**LOCATION MAPS**



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Revised Stoney Industrial Area Structure Plan (APPENDIX II);  
  
**Moved by: M. Wade** **Carried: 8 – 0**  
**Absent: G-C. Carra**
2. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 2.18 hectares  $\pm$  (5.38 acres  $\pm$ ) of road (Plan 1410753, Part A, B and C) adjacent to 11515, 11330, 11404 and 11626 Stonehill Drive NE, with conditions (APPENDIX III); and  
  
**Moved by: M. Wade** **Carried: 8 – 0**  
**Absent: G-C. Carra**
3. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 40.62 hectares  $\pm$  (100.4 acres  $\pm$ ) located at 11515, 11330, 11404 and 11626 Stonehill Drive NE, 12210 Barlow Trail NE and the closed roads (Plan 8810335, Blocks 1 to 3 and a portion of 4; Portion of NW 1/4 Section 28-25-29-4; Plan 1012380, Area A; Plan 1410753, Part A, B and C) from Commercial – Corridor 3 f2.0h23 (C-COR3 f2.0h23) District, Industrial – Business f.05h27 (I-B f0.5h27) District, Industrial – General (I-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, DC Direct Control District and Undesignated Road Right-of-Way **to** Industrial – General (I-G) District, Industrial – Business f1.5h26 (I-B f1.5h26) District, Industrial – Business f0.5h27 (I-B f0.5h27) District, Industrial – Commercial (I-C) District, Commercial – Corridor 3 f3.0h24 (C-COR3 f3.0h24) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.  
  
**Moved by: M. Wade** **Carried: 8 – 0**  
**Absent: G-C. Carra**

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**Applicant:**

IBI Group

**Landowner:**

Albari Holdings Ltd  
Cambridge (Western) Leaseholds Limited  
Ivanhoe Cambridge I Inc  
The City of Calgary

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	No	6
<b>Legislation and Policy</b> <i>Does the recommendation create <b>capital budget</b> impacts or concerns.</i>	No	6
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	7
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer and storm) concern</i>	No	8
<b>Environmental Issues</b> <i>Other considerations eg. <b>sour gas</b> or <b>contaminated sites</b></i>	No	8
<b>Growth Management</b> <i>Does this site have the appropriate <b>growth management</b> direction.</i>	No	8
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	8

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**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the northeast industrial community of Stonegate Landing, within Cell D of the Revised Stoney Industrial Area Structure Plan (ASP). The lands are currently approved for gateway commercial at the northeast intersection of Deerfoot Trail NE and Country Hills Boulevard NE, with light-industrial and business developments between Barlow Trail NE and Deerfoot Trail NE.

The proposal is consistent with the proposed developments on neighbouring lands to the east, approved in 2007 January 8 under Bylaw 2C2007 and 14Z2007 and to the west approved 2011 September 12 under Bylaw 12C2011 and 68D2011.

**LAND USE DISTRICTS**

The land use amendment application seeks to redesignate the subject sites from DC Direct Control, Industrial General (I-G), Commercial – Corridor 3 (C-COR3), Special Purpose – Future Urban Development (S-FUD), Special Purpose – City and Regional Infrastructure (S-CRI), Special Purpose – Urban Nature (S-UN), Special Purpose – School, Park and Community Reserve (S-SPR), and Industrial – Business (I-B) Districts to:

- C-COR3 f3.0h24.0 to accommodate large format support commercial/retail developments;
- I-B f1.5h26 to permit the development of a hotel and other business/offices;
- I-C to permit light industrial development;
- S-CRI for an enhanced storm pond;
- S-SPR as Municipal Reserve with a local pathway around the storm pond; and
- I-B f0.5h27 to align with the existing I-B district.

**LEGISLATION & POLICY**

The subject property falls under the Revised Stoney Industrial ASP and is designated for Business/Industrial Area and Retail Commercial Area.

- The purpose of the Business/Industrial Area is to provide for the development of a variety of light industrial uses within the context of a fully-serviced industrial/business park.
- The purpose of the Retail Commercial area is to provide for a retail commercial development within the Stoney Industrial Area to accommodate a variety of retail uses within a comprehensively planned commercial centre site.

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This application requires a boundary shift between the Business/Industrial Area and Retail Commercial Area to decrease the size of the Retail Commercial Area. Administration supports this change because it allows the ASP to better align with the direction of the MDP, which identifies the lands as a Standard Industrial Area.

- The purpose of the Standard Industrial Area is to continue to offer a broad variety of industrial uses and maintain the industrial character of the area as redevelopment occurs.

Under previous Council direction, through Bylaw 108Z83, the subject lands at the southwest corner of the site were deemed appropriate for a comprehensively designed regional shopping centre. Thirty years later, the site was re-evaluated as being more appropriate for light-industrial and business uses with limited commercial development due to a variety of factors including market fluctuations, competing retail offerings at Cross-Iron Mills and a limited supply of industrial lands within the City. The proposed policy amendment will better align the Local Area Plan with higher level city-wide guidance contained within the MDP.

## **TRANSPORTATION NETWORKS**

### ***Street Network***

The proposed development will gain access off two major road standards, Country Hills Boulevard NE and Barlow Trail NE. A north-south oriented industrial street parallels Deerfoot Trail NE and Barlow Trail NE, from which four industrial streets extend and connect to Barlow Trail NE. These intersections at Barlow Trail NE have been designed to align with industrial streets approved in the adjacent development, and will provide for a comprehensively design street network.

### ***Pedestrian Connections***

Pedestrian connections are provided by way of regional pathway, local pathway and sidewalks as per City Standards. The regional pathway identified in the ASP, will extend east along Country Hills Boulevard NE, north along the west side of Barlow Trail NE and then westward along 128 Avenue NE connecting into the larger network that extends to Nose Creek. A local pathway has been accommodated within the Municipal Reserve lands around the storm pond at the north end of the site and through the I-B parcels to provide a pedestrian connection between Stonehill Drive NE and 128 Avenue NE. A pedestrian connectivity map has been provided within APPENDIX V.

### ***Road Closures***

A road plan was approved in the most recent land use approval of 2011; however, the road was never built. As part of this application, the proposed land uses have been altered and caused a shift in the design of the road network. This requires a road closure application to accommodate the adjustments in street design. The standard conditions apply, listed within APPENDIX III.

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**UTILITIES & SERVICING**

Servicing is provided through connections to existing or approved mains, and does not fall within an area that is under current servicing review. Infrastructure required is to be provided as per the Standard Development Agreement.

**ENVIRONMENTAL ISSUES**

A Phase 1 ESA was completed in 2011 for the Plan Area, as part of the previously approved land use and outline plan. An additional study was conducted in 2013 January, with no environmental issues identified regarding the current or historical land uses on or within 100 metres of the site.

**GROWTH MANAGEMENT**

No Growth Management Issues have been identified.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

A Community Association does not exist for the Industrial Community of Stonegate Landing.

**Citizen Comments**

No comments were received by the CPC Report submission date.

**Public Meetings**

No Public Meetings were held.



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**APPENDIX I - APPLICANT'S SUBMISSION**

On behalf of WAM Development Corporation. IBI Group is submitting a Land Use Redesignation, Outline Plan, and Road Closure application to facilitate the redevelopment of Stonegate Landings. The proposed development is located in northeast Calgary, Alberta within Stoney Industrial Development. The Plan Area covers approximately ±69.58 ha (±171.93 ac) gross area of land, and the intent of the land use redesignation and outline plan is to accommodate a light industrial and business and commercial/retail campus.

The existing land use of I-G on the central portion of the site will remain and accommodate primarily light industrial uses. The land use redesignation on the north portion of the site are proposed to accommodate light industrial and business uses. These lands are located north of the required re-alignment of Stone Hill Gate to run straight east-west. The proposed land uses will be a combination of I-B and I-G.

The land uses being proposed for lands south of the realigned Stone Hill Gate NE road will include C-COR3, I-Bf1.5h26 and I-C. The proposed land use district of I-B with a Floor Area Ratio of 1.5 and height modifier of 26m will facilitate a hotel site. I-C will accommodate a variety of restaurants and C-COR3 will accommodate the auto mall, gas station, and drive-thru food establishments.

The application is consistent with the City's Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP). As identified within the MDP and CTP the Stoney Industrial Area is intended *to serve as a strong business and industrial focus for the north sector of the City*. The proposed development meets these goals by creating a viable industrial base while balancing development opportunities through the inclusion of local commercial and retail area. The diversity of proposed land uses within a light industrial, business and commercial/retail campus also helps balance out the road capacity constraints, placing less strain on the road network during peak hours, as a result of off peak hour operations.

An amendment to the existing the Revised Stoney Area Structure Plan (ASP) document will be required as part of this application. Although our Plan area is consistent with the overall goals and policies within the ASP document, the original policy written and approved in the 1980's identified this site as a regional shopping centre. However, with the most recent approval and construction of Cross Iron Mall, a regional centre located approximately 6km's north of the proposed Plan area, the land use application before you takes is for local commercial and retail. Upon review and consideration of the local context and proximity to the airport, the uses are more in line with the existing context and recently approved MDP and CTP.

The proposed Stonegate Landings will be an integral part in the development of a business and industrial campus north of the airport; offering an opportunity for a variety of uses for employees and clientele within the area.

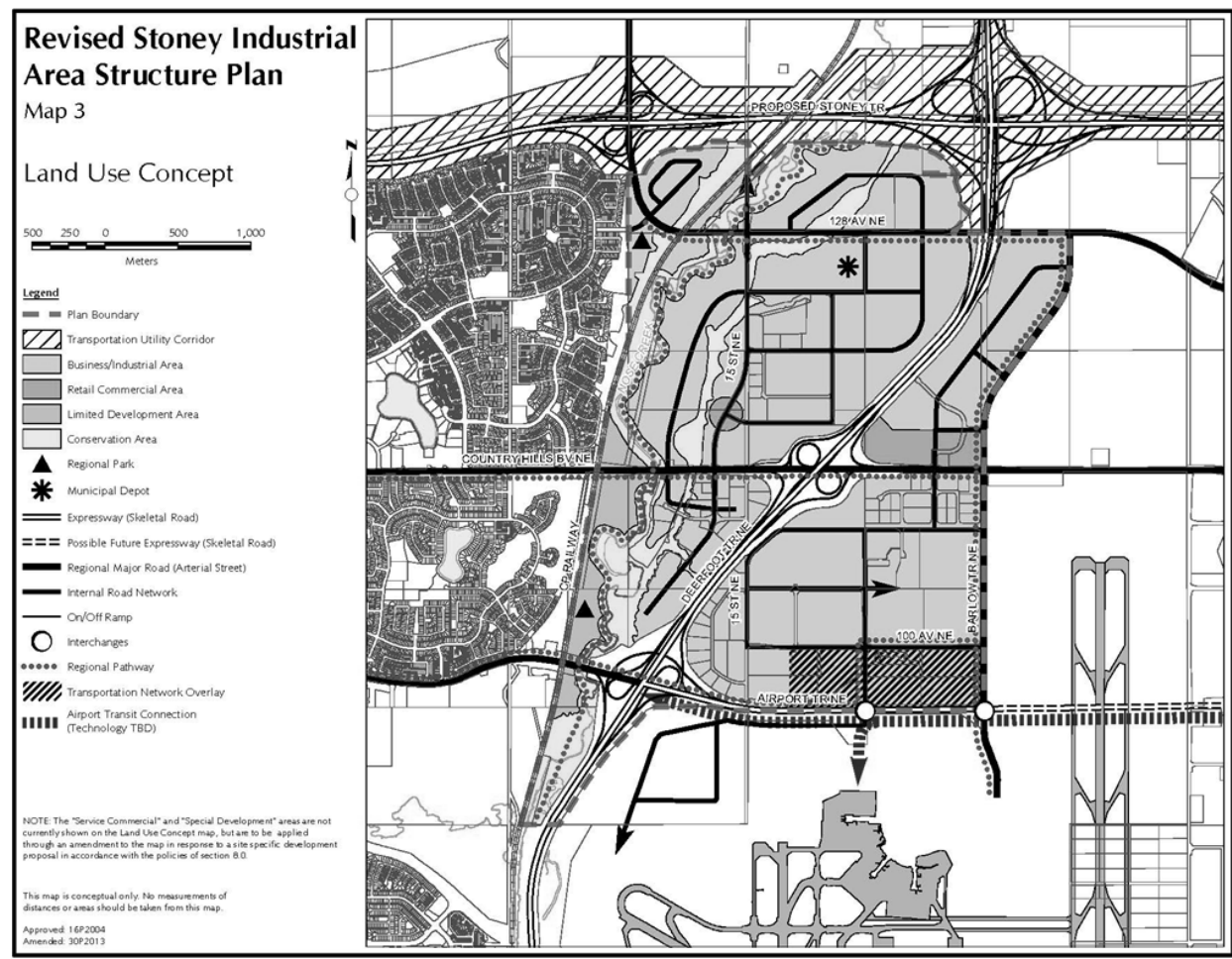
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**APPENDIX II - PROPOSED POLICY AMENDMENT**

Proposed amendment to the Revised Stoney Industrial Area Structure Plan;

- (a) Delete the existing Map 3 entitled "Revised Stoney Industrial Area Structure Plan Land use Concept" and replace with the revised Map 3 entitled "Revised Stoney Industrial Area Structure Plan Land use Concept" as follows:

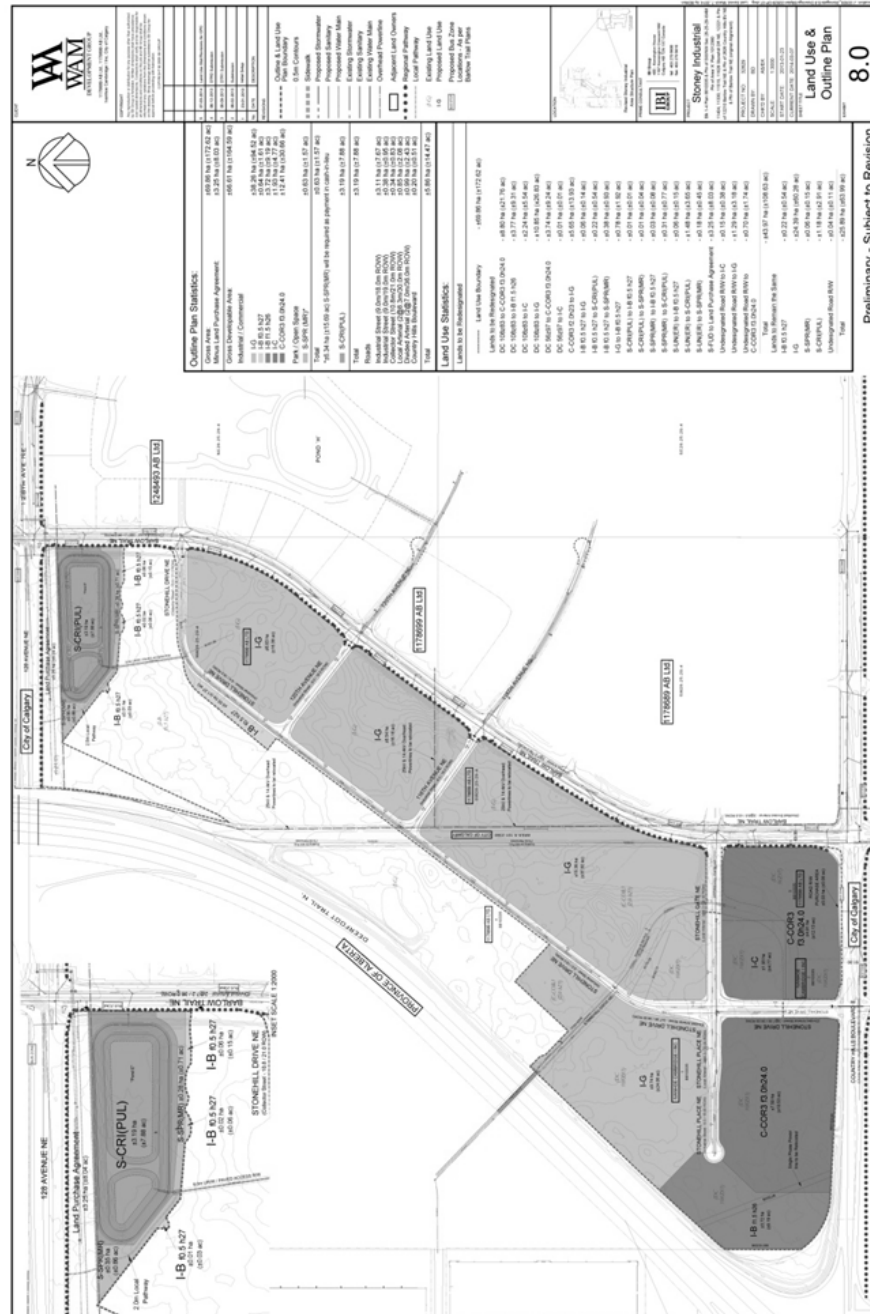


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**APPENDIX III - PROPOSED ROAD CLOSURE CONDITIONS**

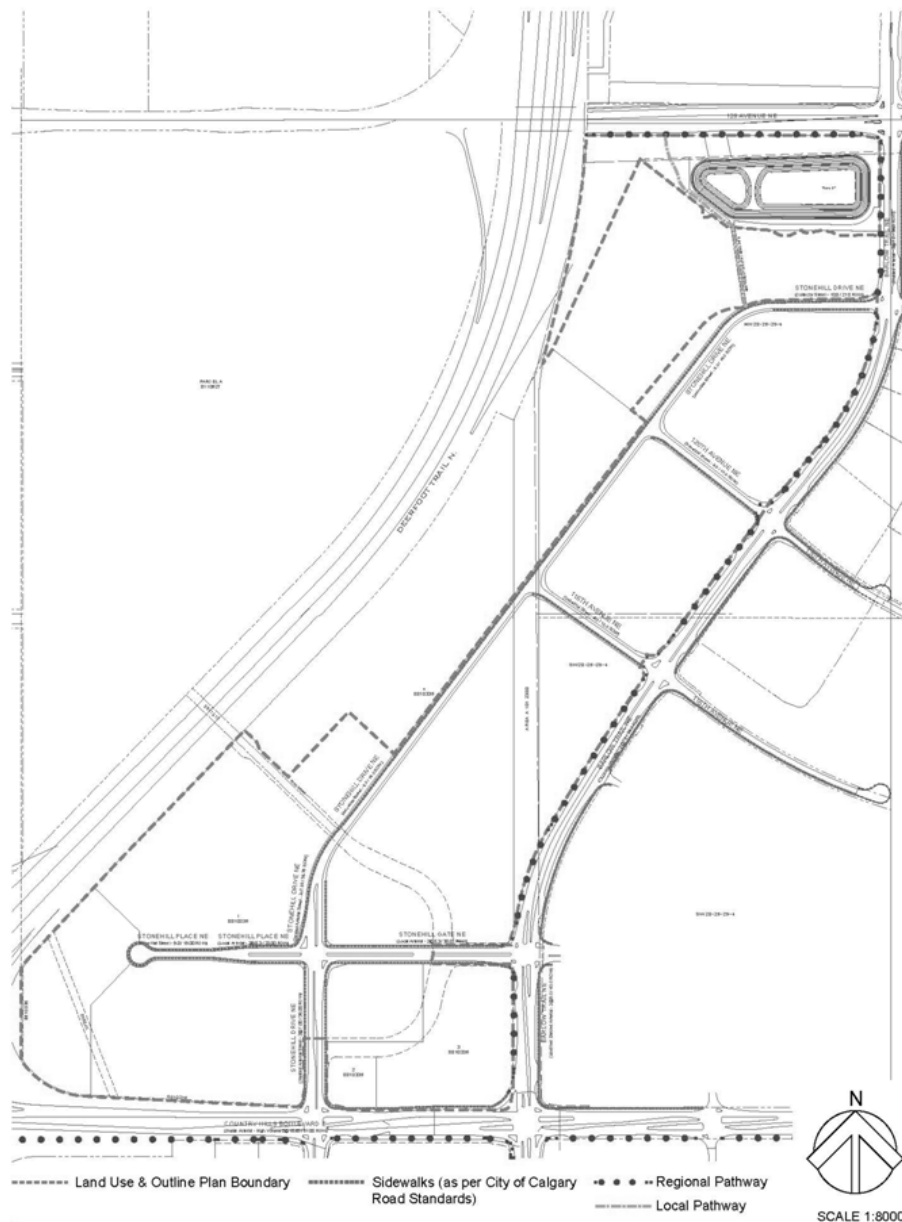
1. All existing access to the affected properties in the area is to be maintained or alternative access to be constructed at the developer's expense.
2. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. All existing utilities within the right-of-way are to be protected by easements or to be relocated at the developer's expense.
4. That the closed road right-of-way be consolidated with the adjacent land at 11330, 11404, 11515 and 11626 Stonehill Drive NE.

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**APPENDIX V – PEDESTRIAN CONNECTIVITY**



IBI Group  
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1167 Kensington Crescent NW  
Calgary AB T2N 1X7 Canada  
tel 403 270 5600  
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Stoney Industrial  
1178689 AB Ltd., 1178699 AB Ltd.,  
Ivanhoe Cambridge I Inc, City of Calgary  
J:\32029\_Stonegate\9 Drawing\9\plan\2029-CP-06.dwg  
Last Saved: December 3, 2013, by bldon

Pedestrian Connectivity  
Exhibit 20.0  
December 6, 2013  
Sh: 1-4 Plan 8810335, Ptn of SHANW Sec 28-25-29 W4M & Ptn of Area 'A' Plan  
1012980 / 11404, 11330, 11515, 11628 Stonehill DR NE, 12221 & Ptn of 12210 Barlow  
Trail NE & Ptn of 2628 Country Hills BV NE & Ptn of Barlow Trail NE (original alignment)