

Land Use Amendment in Stonegate Landing (Ward 5) at multiple properties, LOC2023-0118

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 12710 and 12774 Barlow Trail NE and 2825 and 2855 – 128 Avenue NE (Plan 1612601, Block 3, Lots 11 to 14) from Industrial – Business (I-B f0.5h27) District to Industrial – General (I-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JULY 20:

That Council give three readings to **Proposed Bylaw 159D2023** for the redesignation of 4.30 hectares \pm (10.63 acres \pm) located at 12710 and 12774 Barlow Trail NE and 2825 and 2855 – 128 Avenue NE (Plan 1612601, Block 3, Lots 11 to 14) from Industrial – Business (I-B f0.5h27) District to Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject properties to allow for a wide variety of light and medium general industrial uses and a limited number of support commercial uses.
- The proposal would increase the availability of industrial lands within the city, allow for a greater range of industrial uses, and limit non-industrial uses. This aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Northeast Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed land use amendment would improve the supply of industrial land within the city, meaning that future jobs and taxes remain within Calgary.
- Why does this matter? The proposal responds to demand for more industrial land and accommodating businesses keeps jobs local, reduces travel time, fuel costs and associated environmental impacts.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northeast industrial area of Stonegate Landing was submitted by B&A on behalf of the landowner, Albari Holdings Ltd., on 2023 May 01.

As indicated in the Applicant Submission (Attachment 2), the applicant is proposing to redesignate the subject lands to facilitate light industrial development to respond to demand for serviced I-G District land. Currently, the applicant does not have a development concept for the lands.

The subject lands are located on the east side of Barlow Trail NE and on the south side of 128 Avenue NE. The site is comprised of four parcels totaling approximately 4.3 hectares (10.63 acres) and are currently undeveloped.

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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/interested parties 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 the public and interested parties was appropriate. In response, the applicant contacted neighbouring businesses and landowners by email to inform them of the application. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public and interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. There is no community association for Stonegate Landing. No public comments were received at the time of writing this report.

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

IMPLICATIONS

Social

No anticipated social implications were identified.

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 increases the availability of industrial land within the city, provides employment and reduces travel time between employees, the place of work and to the surrounding market.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to
Calgary Planning Commission
2023 July 20**

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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. **Proposed Bylaw 159D2023**
- 5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform