

Background and Planning Evaluation

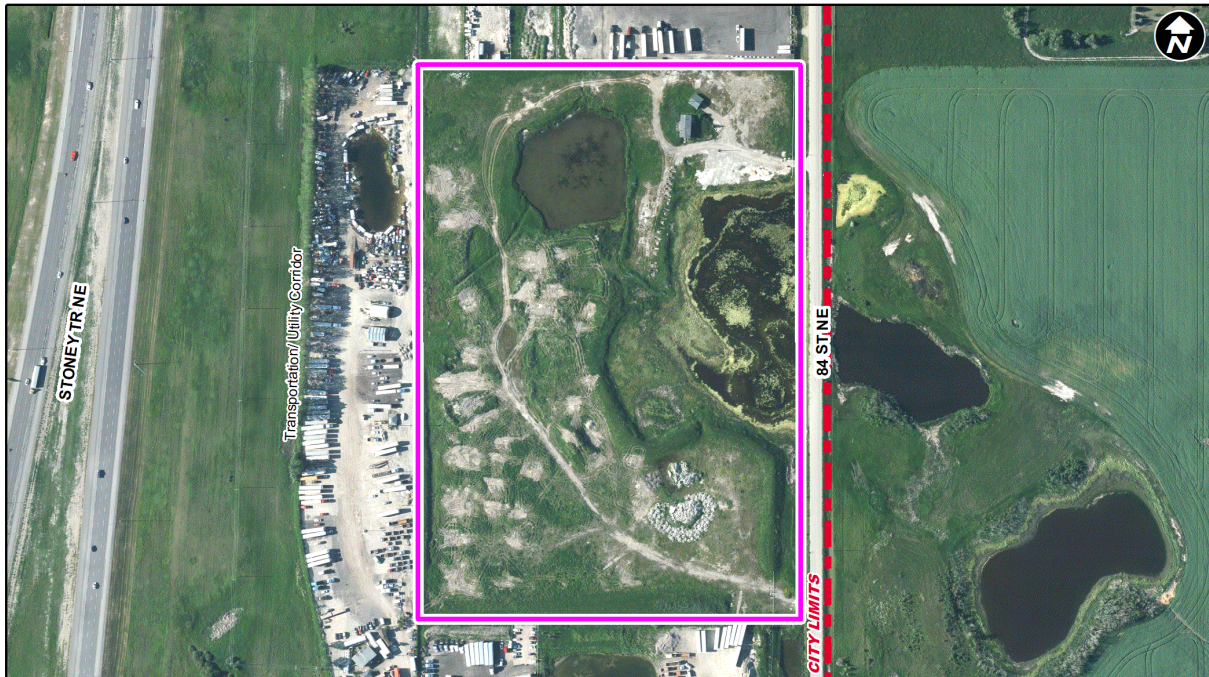
Background and Site Context

The subject site is a residual parcel located east of Stoney Trail NE and south of McKnight Boulevard NE in Residual Sub-Area 10E directly abutting the eastern City limits. The subject site is approximately 11.33 hectares (27.99 acres) in size and is approximately 405 metres wide by 208 metres deep. The site is accessed from 84 Street NE via two private driveways along the eastern edge of the site. The subject site contains large wetland areas that limit the developable area of the parcel.

The surrounding area is predominately designated Special Purpose – Future Urban Development (S-FUD) District and Direct Control (DC) District. It is characterized by historical acreage properties and limited industrial uses such as vehicle and equipment storage. The Stoney Trail Transportation and Utility Corridor (TUC) is located directly west of the subject site, and Rocky View County is located directly east across 84 Street NE.

Community Peak Population Table

There is no population data available for Residual Sub-Area 10E as this is a developing industrial area.



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Special Purpose – Future Urban Development (S-FUD) District is intended for lands that are awaiting urban development and utility servicing. The District provides for a limited range of temporary uses that can easily be removed when land is redesignated to allow for future urban forms of development.

The proposed Direct Control (DC) District is based on the Special Purpose – Future Urban Development (S-FUD) District and would allow for the additional use of Storage Yard to operate on-site as an interim use until utility servicing is provided for this area. The additional use is similar to existing uses within the S-FUD District, including Vehicle Storage, and is therefore not expected to compromise future urban growth in any way. The DC District also includes a setback requirement for the extensive on-site wetlands, which would allow the setback requirements to be reduced when satisfactory mitigation measures have been installed.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to unique characteristics of the site. This proposal allows for the applicant's intended interim uses while maintaining the S-FUD District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 7 and 8 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. Section 8 allows for flexibility regarding wetland setbacks where proper mitigation can be provided.

Development and Site Design

If approved by Council, the rules of the DC District would provide guidance for any proposed development.

Transportation

Vehicular access to the subject parcel will be from 84 Street NE. Existing public transit service is not available for this area east of Stoney Trail NE. The nearest transit routes are available along 68 Street NE. There are no Always Available for All Ages and Abilities (5A) Network regional pathways near the site. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

A Preliminary Natural Site Assessment (PNSA) was completed on 2024 February 13. The PNSA noted that the site has been historically disturbed resulting in a low quality wildlife habitat. The PNSA makes several recommendations to improve the environmental quality of the wetlands. These recommendations are reflected in the DC District, which requires a naturalized soft surfaced landscaped buffer to be established around the wetlands.

Utilities and Servicing

Water, sanitary, and storm services are not currently available at this site. The addition of limited interim outdoor storage uses that are comparable to what is considered under the S-FUD District would not significantly hinder the ability to service the area in the future. Any interim development on the site will need to manage its own water and wastewater needs on the site and contain all stormwater runoff.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Rocky View County/Calgary Intermunicipal Development Plan (Statutory – 2012)

These lands are subject to the [City of Calgary/Rocky View County Intermunicipal Development Plan](#) (IDP) and were circulated to Rocky View County for comment in accordance with the

requirements of the IDP. The County indicated no objection to the proposed land use amendment. The proposed land use district complies with the general policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The subject site is located in the Future Greenfield land use typology of the [Municipal Development Plan](#) (MDP) as identified on Map 1: Urban Structure. The proposed DC District broadens the allowable uses on the subject parcel and is in keeping with relevant planning policies in the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.