

LAND USE AMENDMENT
RESIDUAL SUB-AREA 3H (WARD 5)
52 STREET NE AND METIS TRAIL NE
BYLAW 380D2017

Item # 8.1.11

MAP 35NE

EXECUTIVE SUMMARY

This is a land use amendment application in Residual Sub Area 3H, north of Stoney Trail and East of Metis Trail along 52 Street NE. The application seeks to redesignate the subject parcels from the Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 October 19

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 380D2017; and

1. **ADOPT** the proposed redesignation of 1.46 hectares \pm (3.61 acres \pm) located at 13950 – 52 Street NE (Plan 9410747, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – General (I-G) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 380D2017.

REASON(S) FOR RECOMMENDATION:

The proposed redesignation is in keeping with applicable policies in the Municipal Development Plan and the Intermunicipal Development Plan. The proposed Industrial – General (I-G) District is compatible with adjacent land uses and provides for a wide range of industrial uses and limitations on unserved parcels to accommodate interim development until such time that full services become available to the area.

ATTACHMENT

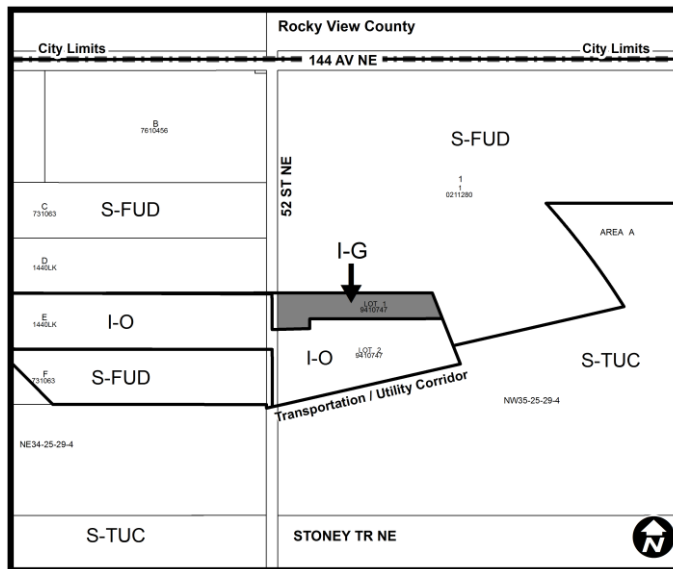
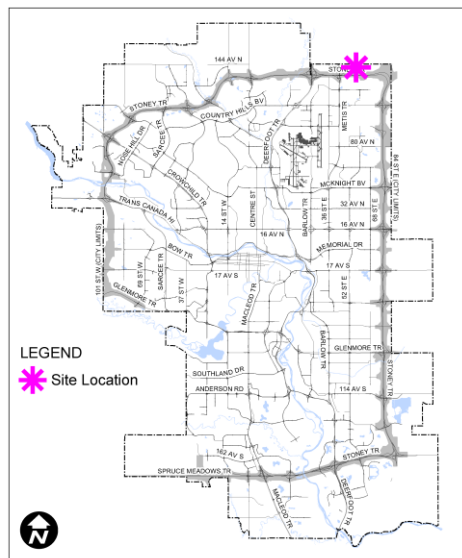
1. Proposed Bylaw 380D2017

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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 1.46 hectares \pm (3.61 acres \pm) located at 13950 – 52 Street NE (Plan 9410747, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – General (I-G) District.

Moved by: C. Friesen

Carried: 8 – 1

Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- I opposed this land use amendment (rezoning) because, in my opinion, this largely unserviced site should remain S-FUD (Future Urban) and be considered when the large area is planned and rezoned in a comprehensive manner. I would also like to raise the issue of implied City responsibility (and potentially liability) for providing services to this isolated site. For example, the City Fire Department has adopted a 7-minute response time standard that far exceeds the required 10-minute response time across Alberta. Is the City responsible for providing fire protection and other municipal services for this proposed development? If adopted Fire (and other) standards cannot be met – is the City exposed in any way?

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Applicant:

Inderpreet K Khurana

Landowner:

Inderpreet K Khurana
Balvir Singh Khurana

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the Northeast quadrant of the city in the Residual Sub-Area 3H along 52 Street NE. Located in a largely undeveloped and unplanned area of the city, segmented from the contiguous portion of the city by Stoney Trail and Metis Trail NE, the immediate adjacent area is predominantly used for agricultural purposes with outdoor storage and other general industrial uses to the south and to the west of the subject site.

LAND USE DISTRICTS

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. The S-FUD District is intended to protect lands for future urban forms of development and density.

The proposed land use district is the Industrial – General (I-G) District. This district is intended to accommodate a wide range of light and medium general industrial uses as well as a limited number of support commercial uses. The Industrial – General (I-G) District also includes specific provisions that limit the gross floor area of all buildings on a given parcel that is not serviced by City water and sewer to 1600.00 square metres. This site does currently have City water service, although it does not have City sewer service and as such this provision would apply to this parcel.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The site is located within the Standard Industrial typology as per the Municipal Development Plan (MDP). The MDP encourages industrial uses to be the primary use and allow for the development and retention of a broad range of industrial uses and a variety of industrial parcel sizes.

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Rocky View / City of Calgary - Intermunicipal Development Plan (IMDP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the Rocky View / Calgary Intermunicipal Development Plan. The proposal was circulated to Rocky View County as per the IMDP with no objections.

Northeast Residual Area Policy Plan (2005)

The Northeast Residual Area Policy Plan (Plan) identifies the site as being located within Cell B of the Plan and within the Industrial General typology. The Industrial General typology is intended for general industrial uses as the predominant use.

The Plan also identifies that the area is partially serviced with water service only and no waste water servicing currently exists in the area. The Plan recommends that temporary uses be accommodated through the development permit process which would not compromise the future subdivision or development of the site. The Plan also identifies that limited service uses in this area can be accommodated on these sites provided that they do not compromise the eventual transition of the site, and planning cell, to a fully serviced industrial area in the future in terms of the retrofit and upgrading of municipal services, provision of roadways, and design.

TRANSPORTATION NETWORKS

The site is located north of Stoney Trail NE, adjacent to 52 Street NE which is currently a gravel road. Fifty Second Street NE dead ends at Stoney Trail NE and access to or from the Stoney Trail NE will not be permitted. The area does not have transit service. A Traffic Impact Assessment report was not required for this application, although it may be required at the development permit stage.

UTILITIES & SERVICING

Water is available to the site, although sanitary and storm servicing is not. At the development permit stage a disposal plan for wastewater will be required and any necessary extensions from existing services will be determined at that time. Any upgrades or extensions to the water, sanitary, or storm water systems will be at the Developer's expense.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

The Northeast Residual Area Policy Plan does not contain a Growth Management Overlay. This redesignation proposal is to provide for a variety of industrial uses within a limited serviced industrial area context and does not trigger City funded capital infrastructure investment. The infrastructure improvements required to make this area fully serviced are not within the current budget, Action Plan 2015-2018 or the 10 Year Capital Plan. The proposed redesignation does not compromise the eventual transition of the planning cell to a fully serviced industrial area.

PUBLIC ENGAGEMENT

Community Association Comments

There is no community association in this area.

Citizen Comments

No comments were submitted from adjacent landowners

Public Meetings

No public meetings were held for this proposal.

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APPENDIX I

APPLICANT'S SUBMISSION

This letter is to request the former Zoning from SFud District to de IG District, due to the type of use that we wish to develop in this property.

The IG District allows for a large use of Place of Worship which suits the needs of a potential customer. This building will hold a congregation, as well as services and offices. It will also allow space for our one Office Building that won't exceed 1,600 m2 between the constructions and will follow under the guidelines of unserviced lots.

I hope that you take in consideration my request and process my application for the re-designation of use for the IG District