

**LAND USE AMENDMENT  
STONEGATE LANDING (WARD 5)  
DEERFOOT TRAIL NE AND COUNTRY HILLS BOULEVARD NE  
BYLAW 381D2017**

**Item # 8.1.12**

**MAP 25N**

**EXECUTIVE SUMMARY**

This land use amendment seeks to redesignate a single parcel of land totaling 3.71 hectares (9.16 acres) located at 20 Stonehill Place NE from Industrial – Business (I-B) District to Commercial – Corridor 3 (C-COR3) District in the community district of Stonegate Landing to allow for future uses that may include retail, auto dealership and hotel, amongst other commercial uses.

**PREVIOUS COUNCIL DIRECTION**

None.

<b>ADMINISTRATION RECOMMENDATION(S)</b>	2017 October 19
That Calgary Planning Commission recommends <b>APPROVAL</b> of the proposed Land Use Amendment.	
<b>RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION</b>	
That Council hold a Public Hearing on Bylaw 381D2017; and	
<ol style="list-style-type: none"><li>1. <b>ADOPT</b> the proposed redesignation of 3.71 hectares ± (9.16 acres ±) located at 20 Stonehill Place NE (Plan 1512164, Block 4, Lot 2) from Industrial – Business f1.5h26 (I-B f1.5h26) District to Commercial – Corridor 3 f2.0h26 (C-COR3 f2.0h26) District, in accordance with Administration's recommendation; and</li><li>2. Give three readings to the proposed Bylaw 381D2017.</li></ol>	

**REASON(S) FOR RECOMMENDATION:**

The proposed Commercial – Corridor 3 (C-COR3) District will allow for the comprehensive development of the subject parcel and to provide commercial uses that support the neighbouring industrial and employment uses. The proposed land use redesignation is supported by policies within the Stoney Industrial Area Plan.

**ATTACHMENT**

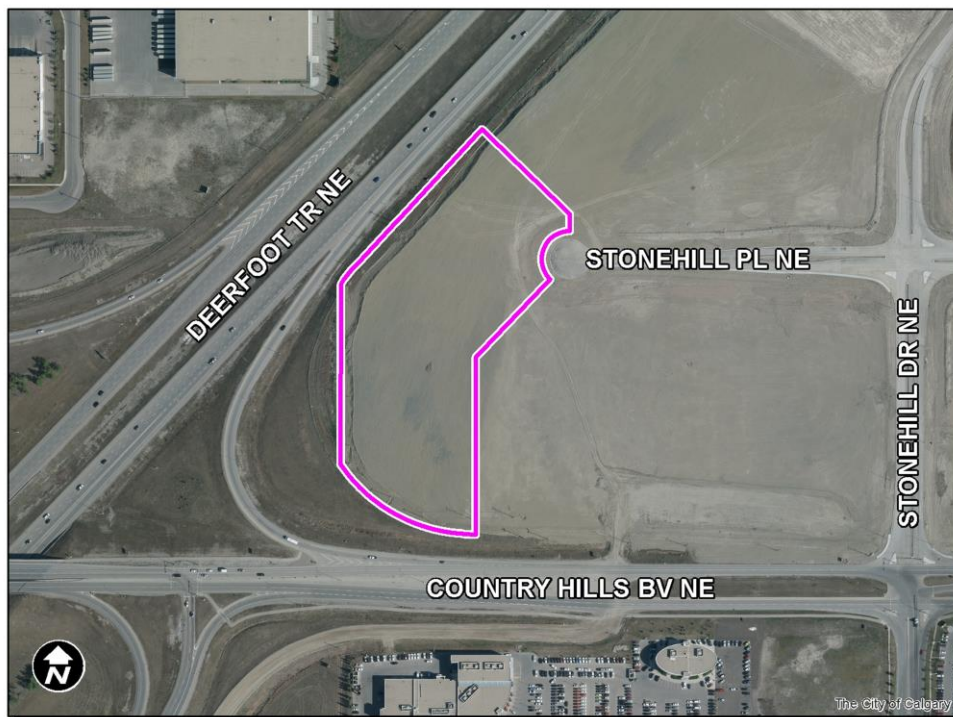
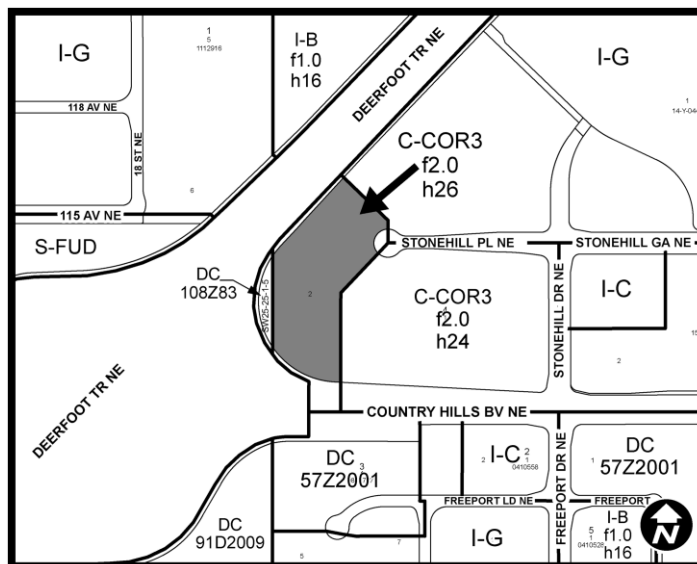
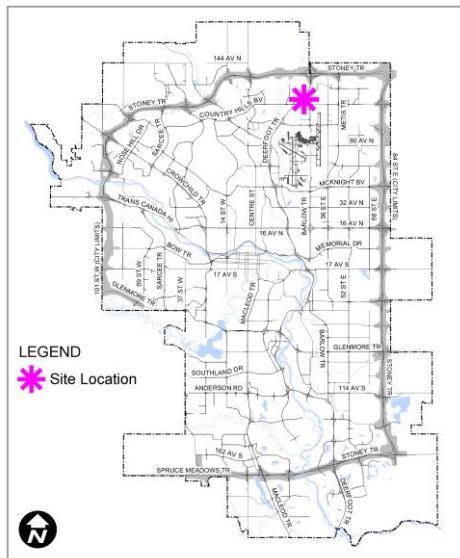
1. Proposed Bylaw 381D2017

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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 3.71 hectares  $\pm$  (9.16 acres  $\pm$ ) located at 20 Stonehill Place NE (Plan 1512164, Block 4, Lot 2) from Industrial – Business f1.5h26 (I-B f1.5h26) District **to** Commercial – Corridor 3 f2.0h26 (C-COR3 f2.0h26) District.

**Moved by: M. Tita**  
Absent: S. Keating

**Carried: 5 – 3**  
Opposed: G.-C. Carra,  
D. Leighton and  
A. Palmiere

Reasons for Opposition from Mr. Leighton:

- I opposed this land use amendment because:
  - Expanding commercial land uses (including potential retail) in this location would, in my opinion, detract from the creation of viable town centres in the locations identified in the Municipal Development Plan;
  - This particular site has no existing or proposed bus service (nor pedestrian and cycling connections); it is entirely car-oriented; and
  - The traffic modeling apparently did not model the full potential impacts of this development.

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**Applicant:**

B&A Planning Group

**Landowner:**

Albari Holdings Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located to the northeast of the intersection of Country Hills Boulevard NE and Deerfoot Trail NE within the commercial/industrial district of Stonegate Landing. The land uses within this development were approved by Council at the 2014 May 01 Public Hearing. Lands to the northeast are designated Industrial – General (I-G) District and lands to the east are designated Commercial – Corridor 3 f2.0h24 (C-COR3 f2.0h24) District. These adjacent parcels are undeveloped. The proposed land use is compatible with the range of future uses for adjacent lands.

The subject site is stripped and graded with no other improvements on the site.

**LAND USE DISTRICTS**

The proposed land use district, C-COR3, allows for a wide range of commercial uses at varying heights and densities. The district is intended to be characterized by sites of various sizes at locations along major roads within industrial areas. It may accommodate mid-scale retail, and medium to large eating and drinking uses amongst other uses. The height and floor area ratio of the proposed district basically match the adjacent existing land use designation to the east (the parcel to the east is allowed 2 metres less height than what is being proposed).

**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).

**Revised Stoney Industrial Area Structure Plan (ASP)**

The ASP's Land Use Concept (Map 3) shows the subject site within the Retail Commercial Area. The purpose of this area is to provide for retail commercial development within comprehensively-planned commercial centre sites situated along the north side of Country Hills Boulevard NE. The proposed land use designation meets the intent of the policies for the site better than the existing designation.

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## **TRANSPORTATION NETWORKS**

The applicant has provided a trip generation memorandum in support of the proposed land-use amendment. The memo compares the trip generating potential of the proposed land use with the existing land use. Transportation Planning will confirm that the proposed uses have traffic characteristics which are similar to the ones assumed for trip generation analysis at the Development Permit stage. Calgary Transit has no plans of servicing this area in near future. Existing public transit is available along Country Hills Boulevard NE at a walking distance of approximately 665 metres from the subject via the street network.

## **UTILITIES & SERVICING**

No upgrades to utilities or servicing are required for the subject application. Details of service connections will be determined at the development permit stage.

## **ENVIRONMENTAL ISSUES**

The subject site is located entirely within the 35-40 NEF (Noise Exposure Forecast) Contour. The Calgary International Airport Vicinity Protection Area Regulation (AVPA) is intended to ensure compatible development around the airport and mitigate the impacts of aircraft noise through the prohibition of certain land uses. This application is proposing a use that is consistent with the AVPA Regulation.

No other environmental issues were identified for the subject parcel.

## **GROWTH MANAGEMENT**

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

Not required as there is no Community Association in this area.

### **Citizen Comments**

No comments were received by the CPC Report submission date.

### **Public Meetings**

None.

## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

B&A Planning Group has submitted a Land Use Amendment application on behalf of Albari Holdings Ltd. The proposal is to redesignate 3.706 ha (9.16 ac) located at 20 Stonehill Place NE within the community of Stonegate Landing from I-B f1.5h26 Industrial - Business District to C-COR3 f2.0h26 to facilitate retail commercial development. The subject site is identified as Retail Commercial Area in the Stoney Industrial Area Structure Plan Land Use Concept Map where retail commercial uses shall be the predominant use of land.

The surrounding land use designation consists of the C-COR3 district to the east and I-G Industrial - General District to the north. Lands on the south side of Country Hills Boulevard NE include a mix of DC, I-C, I-B and I-G districts.

The land was originally designated DC108Z83 to accommodate and attract a regional shopping centre that was later built as Cross Iron Mills in Rocky View County 6 km to the north. This decision to locate the mall outside the City boundaries resulted in a subsequent land use redesignation in 2014 to I-B Industrial - Business District in hopes of attracting office uses. The adjacent lands to the east were also redesignated from DC to C-COR3 in keeping with the intent to accommodate retail commercial but not in the form of a regional shopping centre.

Demand for new offices in suburban areas is very low particularly as office vacancy rates in the city core remain very high. A prospective purchaser is interested in the land subject to redesignation of the site to an appropriate commercial land use district. Future uses envisioned for the site may include retail, auto dealership and hotel among other commercial uses. The intention is to redesignate the parcel to a C-COR3 district, in compliance with the commercial uses identified on the ASP Land Use Concept Map and matching the land use district on the adjacent land to the east. The application would reintroduce commercial uses similar in nature to what was allowed by the original DC108Z83 designation up until 2014.

The proposal land use district incorporates a Floor Area Ratio (FAR) modifier of 2.0 to be consistent with the adjacent C-COR3 property to the east. A height modifier of 26 m is proposed to match the maximum height allowed by the current land use designation in order to accommodate the possibility of a multi-storey hotel.

As the land use is consistent with the general land uses identified in the Stoney Industrial ASP, is consistent with Floor Area Ratio on the adjacent parcel to the east and maintains the height provision of the existing Direct Control District to encourage future hotel development, we respectfully request that the application be supported by Administration.