

Land Use Amendment in Stoney 1 (Ward 3) at 1117 – 110 Avenue NE, LOC2024-0274

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.54 hectares \pm (3.81 acres \pm) located at 1117 – 110 Avenue NE (Plan 1213696, Block 4, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional use of Residential Care (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 24:

That Council give three readings to **Proposed Bylaw 144D2025** for the redesignation of 1.54 hectares \pm (3.81 acres \pm) located at 1117 – 110 Avenue NE (Plan 1213696, Block 4, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional use of Residential Care (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to add an additional use of Residential Care and maintain the rules of the existing Direct Control (DC) District.
- The proposal allows for an additional use that is compatible with the existing uses in the surrounding area and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and *Revised Stoney Industrial Area Structure Plan (ASP)*.
- What does this mean to Calgarians? The proposal would maintain the existing character of the area while introducing opportunities to enhance residential care services and strengthen community support networks for local residents.
- Why does this matter? The redesignation would allow for the future development of a youth mental health care facility and would allow for additional operational capability.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northeast community of Stoney 1 was submitted on 2024 December 06 by Urban Systems on behalf of the landowner, Melcor Developments Ltd. The site was redesignated in 2022 August to the existing Direct Control (DC) District (Bylaw 142D2022) to allow for an expanded list of business and commercial uses while preserving the industrial nature of the area. The proposed DC District would allow for the use of Residential Care to allow for a future development of a youth mental health care facility. No development permit application has been submitted at this time.

The 1.54 hectare (3.81 acre) site is located at the corner of 11 Street NE and 110 Avenue NE and is a part of an existing industrial business park known as the District. The site is currently vacant and undeveloped. The area is partially developed with a mix of multi-bay and single user industrial buildings. There is also a commercial core providing support commercial uses for the area.

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As indicated in the Applicant Submission (Attachment 3), the proposed land use district will enable Residential Care use to accommodate an overnight stay program that varies from the currently permitted Health Care Service use that allows for day programs.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- 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 public/interested parties and respective community association was appropriate. The applicant did not conduct engagement based on the rationale that the landowner is the primary landowner and developer of the parcels in the surrounding area. For reasoning behind the decision not to conduct outreach, please refer to the Applicant Outreach Summary in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 58 letters of opposition from the public where concerns including loss of open greenspace and wildlife corridors, impacts to environmentally sensitive areas near the Nose Creek area and strain existing services including local schools were received. It is important to note that the initial application included a proposal to redesignate a parcel north of the subject site for multi-residential use; however, this portion has since been removed from the proposal.

No comments from the Northern Hills Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate based on the land use application being proposed within an existing industrial business park offering a variety of institutional and commercial services. The building and site design, on-site parking and interface with the environmental buffer will be reviewed and determined at the development permit stage.

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

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IMPLICATIONS

Social

The proposed application enables the continuation of development in the industrial business park of Stoney 1 and provides a future framework for mental health care to residents in surrounding communities.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed land use amendment would enable investment, job creation and health care opportunities in the area while maintaining the integrity of the industrial area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 144D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform