

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northeast Stoney Industrial business park at the corner of 11 Street NE and 110 Avenue NE. The parcel is approximately 1.54 hectares (3.81 acres) in size and approximately 154 metres wide and 100 metres deep. The parcel is currently undeveloped and vacant.

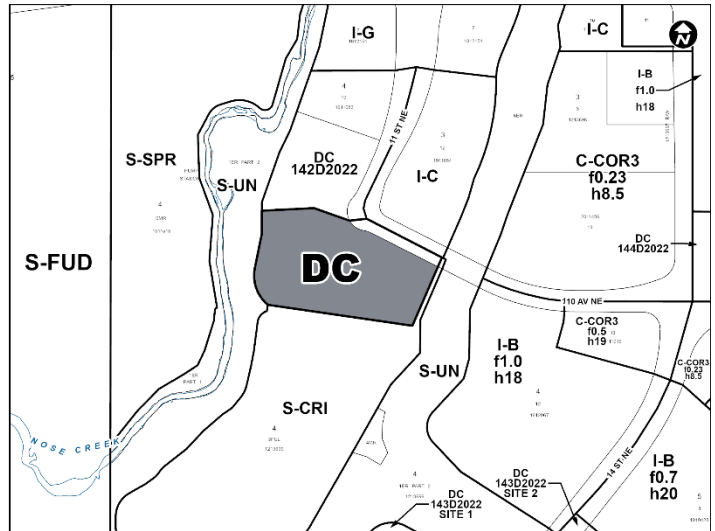
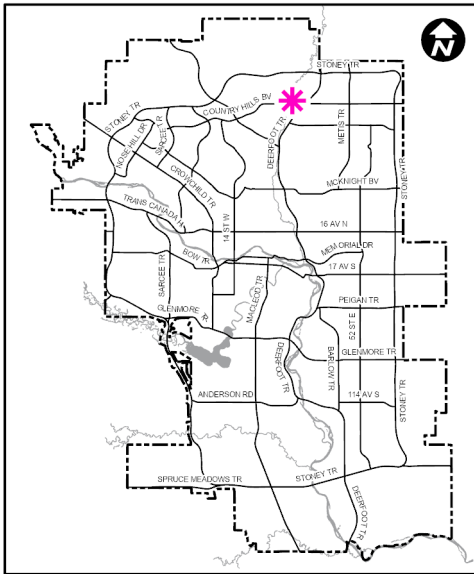
The site is located within a partially developed business park known as the “District” that is bounded by Country Hills Boulevard to the north, Deerfoot Trail NE to the east, and Nose Creek, which includes an environmental buffer to the west and east of the site. Surrounding development is characterized by industrial and commercial development with parcels designated as Industrial – Commercial (I-C) and Industrial – General (I-G) Districts to the north and Commercial – Corridor 3 (C-COR3) and Industrial – Business (I-B) Districts to the east and Special Purpose – City and Regional Infrastructure (S-CRI) District to the south.

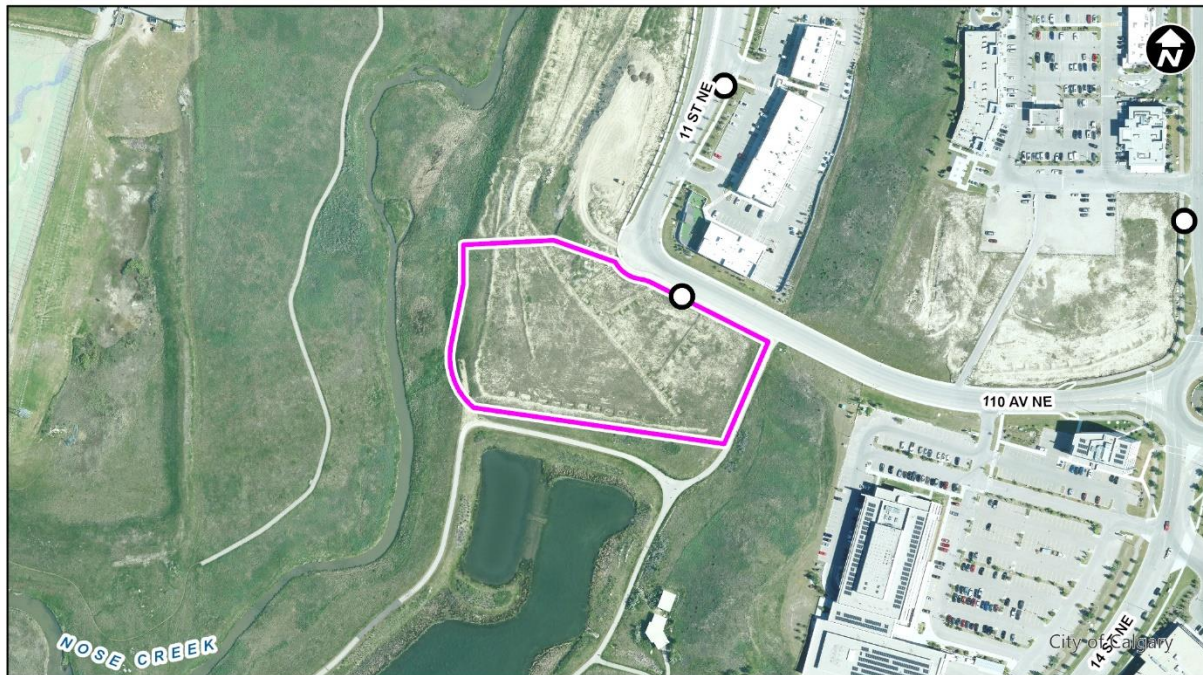
The site is ideally located near to open space, commercial and public transit opportunities. The site is approximately 300 metres (a five-minute walk) south of a commercial core area that includes local serving restaurants and services. The site is located near the Always Available for All Ages (5A) Network with a pathway, which is located along the eastern boundary of the site. An existing public transit stop is located directly adjacent to the parcel’s northern property line along 110 Avenue NE.

## Community Peak Population Table

Not available as the subject site is in an industrial area.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Direct (DC) Control District ([Bylaw 142D2022](#)) is based on the Industrial – General (I-G) District that allows for a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The DC is intended to provide additional commercial uses that do not compromise the future use of sites for industrial development.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application to amend the Direct Control (DC) District for the site by adding a use has been reviewed by Administration. The use of a DC is necessary to provide for the applicant's proposal due to an innovative idea. This proposal allows for the applicant to accommodate a change of use to allow for social, physical and mental care in an overnight setting. The proposed DC District includes Residential Care as a discretionary use in proposed buildings while maintaining the rules of the existing Direct Control. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

### Transportation

Pedestrian access to the subject site is available from the existing sidewalks along 11 Street NE, 110 Avenue NE and 14 Street NE.

The nearest transit stop is directly adjacent to the site and offers access to Route 157 (West Stoney Industrial). The Always Available for All Ages (5A) Network can be accessed from 110 Avenue NE along the subject parcel's eastern property line and connects to pathways along 14 Street NE and Country Hill Boulevard NE.

A Transportation Impact Assessment (TIA) was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

The site is currently serviced with water, sanitary and storm service connections. There is capacity in the existing services to support the land use amendment. Further confirmations may be required at development permit submission to confirm the intensity of the development.

## **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, towns, and promotes the efficient use of land.

### **Calgary International Airport Vicinity Protection Area (2009)**

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 25-30 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas. The listed uses are generally allowable within this NEF Contour. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within the Industrial – Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Policies within this category support industrial uses while allowing compatible, supportive uses. The proposed residential care facility aligns with MDP goals by providing essential services that support broader community well-being and inclusivity. It is a low impact use that can coexist with adjacent industrial activities without compromising the area's industrial character. It is also a suitable transition use to the natural and naturalized lands to the west, east and south.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

### **Revised Stoney Industrial (Statutory – 2006)**

The subject site is designated as Business/Industrial area in the Land Use Concept map of the [Revised Stoney Industrial Area Structure Plan](#) (ASP). This area allows for light industrial uses to be the predominant use of the land while allowing for local and service commercial, office and institutional uses that are considered compatible and appropriate. The proposal is in alignment with the policies of the plan by maintaining industrial as a base while also expanding other business opportunities in the area.