

**Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE,
LOC2013-0091, Bylaw 171D2018**

EXECUTIVE SUMMARY

This application (LOC2013-0091) has been submitted by Urban Systems on behalf of Country Hill Communities Inc. The application proposes to redesignate an existing 21.86 hectare (54.02 acre) parcel of land from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Commercial (I-C) District, Commercial – Corridor 3 (C-COR3) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Community Reserve (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, and a DC District. The DC District is based on I-C and allows for 2 additional uses.

The application will enable the development of industrial and commercial use in alignment with the vision of the Municipal Development Plan (MDP) and Revised Stoney Industrial Area Structure Plan (ASP). The proposed land uses serve to implement the objectives of applicable planning legislation which have identified these lands for development by providing a base for the future subdivision of new industrial, special purpose, and commercial districts.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council hold a Public Hearing and

1. **ADOPT**, by bylaw, the proposed redesignation of 24.11 hectares \pm (59.58 acres \pm) located at 1350 Country Hills Boulevard NE (Plan 8910090, Lot 1, Block 3) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – Commercial (I-C) District, Commercial – Corridor 3 (C-COR3) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Community Reserve (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, and DC Direct Control District to accommodate for additional uses, with guidelines; and
2. Give three readings to the proposed bylaw.

Moved by: C. Friesen

Carried: 8 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 171D2018; and

1. **ADOPT** the proposed redesignation of 24.11 hectares \pm (59.58 acres \pm) located at 1350 Country Hills Boulevard NE (Plan 8910090, Lot 1, Block 3) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – Commercial (I-C) District, Commercial – Corridor 3 (C-COR3) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Community Reserve (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, and DC Direct Control District to accommodate for additional uses, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 171D2018.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The Stoney Industrial Area comprises approximately 932 hectares of land located between Deerfoot Trail NE and Nose Creek, which runs through the site. The first version of the development plan for this area was written in 1983 but for many years after it was completed the lands remained relatively undeveloped. However, in 2004 due to continued growth of the city the area faced mounting development pressures and the plan was revised. The vision of the plan is that this will be a prominent business area.

Since completion of the 2004 Stoney Industrial Area Plan the area has begun to realize its development potential. The proximity to the Calgary International Airport and Deerfoot Trail has resulted in the development of many distribution centers. The area has also benefitted from being close to residential development to the west and many service uses have located along Country Hills Boulevard NE.

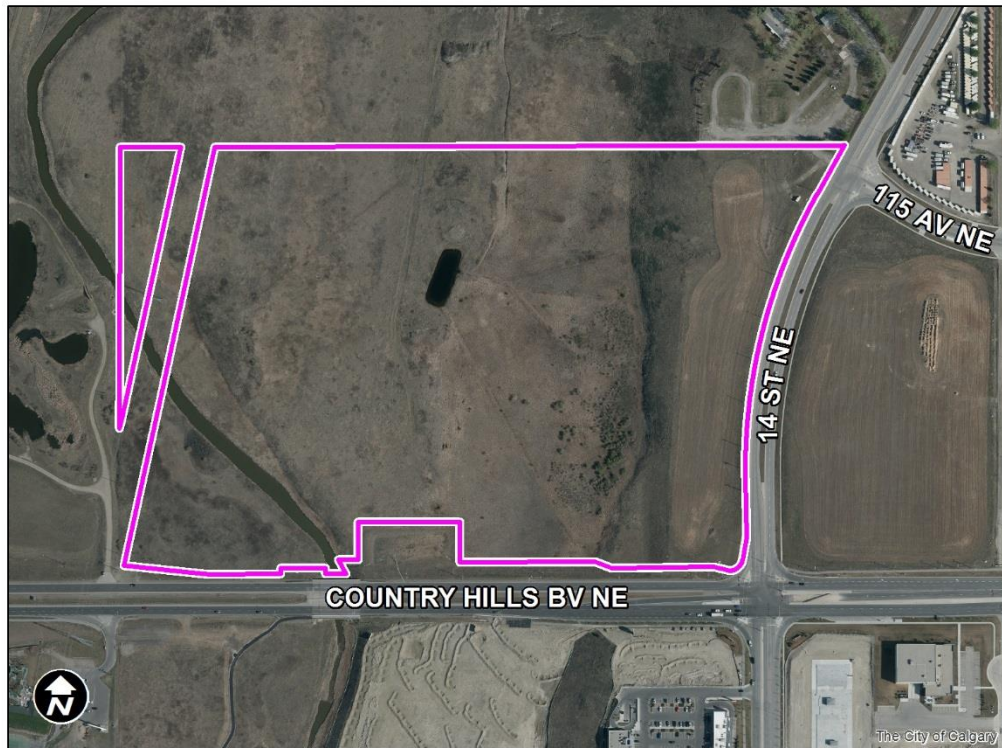
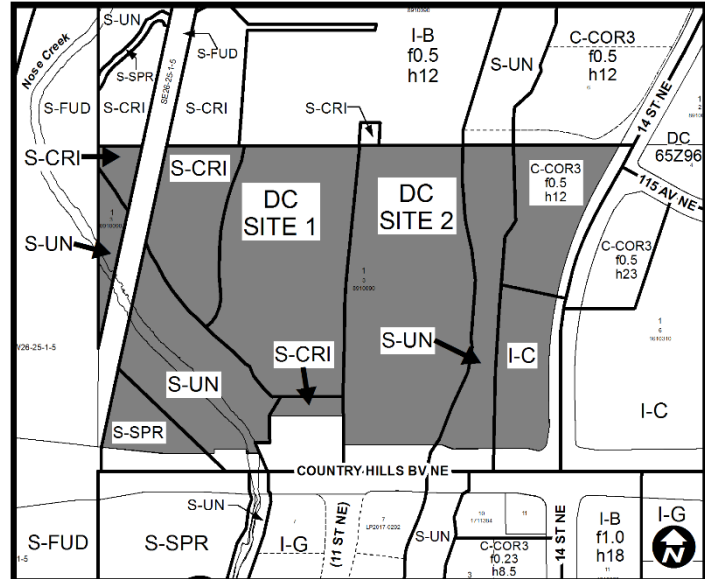
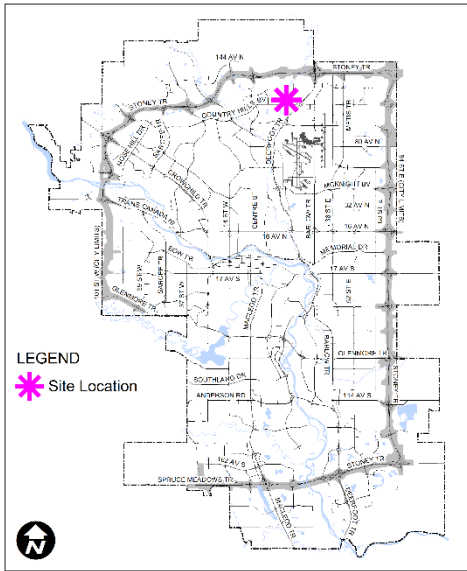
Site Context

The subject site is approximately 21.86 hectares (54 acres) in size and is situated at the corner of Country Hills Boulevard NE and 14 Street NE in the community of Stoney 1. The subject parcel is currently undeveloped and is bisected by two environmental features. The Nose Creek watershed runs through the south west corner of the site and the parcel also contains an area with significant slope. The plan area is also transected by an ENMAX utility corridor.

The proposed industrial and commercial development is part of a larger industrial area known as Stoney Industrial.

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LOCATION MAPS



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application will facilitate the development of a range of commercial and industrial uses and will contribute to the growth for this area as envisioned by the Stoney Industrial Area Structure Plan (ASP). These lands are identified as Business Industrial Area in the ASP and the northeast corner forms a portion of a planned commercial node. A portion of the site is identified in the ASP as conservation area and this area includes a section of Nose Creek as well as other environmentally sensitive lands.

The site and future development will set the development form and pattern for the area north of Country Hills Boulevard NE. The related outline plan considers the provision of new streets and infrastructure which will serve future developments to the north. The outline plan also provides for a regional pathway along nose creek which will connect to the larger pathway network.

Land Use

This land use amendment application has been submitted in support of an accompanying outline plan. The applicant proposes to redesignate the subject site from Special Purpose – Future Urban Development (S-FUD) District to:

- Industrial – Commercial (I-C) District;
- Commercial – Corridor 3 (C-COR3) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – Community Reserve (S-CRI) District;
- Special Purpose – Urban Nature (S-UN) District; and
- DC Direct Control District.

The recommended land use changes are summarized below.

Industrial – Commercial (I-C) District (1.15 ± ha; 2.87± ac)

An Industrial – Commercial (I-C) District is proposed at the southeast corner of the proposed outline plan. The proposed I-C District is intended to accommodate light industrial uses and small scale commercial uses. This district is intended to be characterized by locations on the perimeter of industrial areas, along major streets or expressways. Setbacks, screening, landscaping and building design rules for this land use district address aesthetic concerns associated with highly visible locations.

Commercial – Corridor 3 (C-COR3) District (1.59± ha; 3.93± ac)

The Commercial – Corridor 3 (C-COR3) parcel is proposed at the northeast corner of the plan area. This commercial parcel forms part of a retail commercial area as identified in the Revised Stoney Industrial Area Structure Plan. This retail commercial area will accommodate a variety of retail uses within comprehensively-planned commercial centre sites. The C-COR3 district is

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characterized by locations in industrial areas to accommodate mid-scale retail, and medium to large eating and drinking uses. Limited retail uses are also allowed.

DC Direct Control District (9.01± ha; 22.26± ac)

A Direct Control District is (based I-C) is proposed to accommodate additional uses that are not currently listed in the I-C district. A DC land use was used because there is not a suitable industrial land use that met the needs of the applicant and conforms to the ASP. The additional discretionary uses are Place of Worship – Large and Distribution Centre.

The DC area has been separated into two sites - DC Site 1 which includes the Place of Worship – Large use and DC Site 2 which includes the Distribution Centre use. The rationale for using a unique DC district for each site is to avoid a concentration of either of the additional discretionary uses. Administration is comfortable that this approach meets the applicant's objectives while respecting the ASP policy.

Special Purpose – School, Park and Community Reserve (S-SPR) District (0.69± ha; 1.70± ac)

A portion of the site will be taken as Municipal Reserve (MR) parcel at time of subdivision. As such, a small area is identified as S-SPR in the south west corner of the site. This parcel is intended to be used for passive recreation. The balance of the required Municipal Reserve will be provided through cash-in-lieu to be paid at time of subdivision.

Special Purpose – Community Reserve (S-CRI) District (2.52± ha; 6.23± ac)

The Special Purpose – Community Reserve (S-CRI) areas of the plan are intended to provide for stormwater management facilities. The S-CRI district is intended to provide for infrastructure and utilities. The areas shown are required for stormwater management as confirmed by administrations technical review of the project.

Special Purpose – Urban Nature (S-UN) District (4.83± ha; 11.93± ac)

Special Purpose – Urban Nature District has been applied to lands that meet the criteria for environmental reserve under the Municipal Government Act. This includes lands adjacent to Nose Creek and areas with significant slope. The S-UN District is intended to be applied to land dedicated as environmental reserve pursuant to the Municipal Government Act. The areas identified as S-UN are shown as conservation area in the ASP.

Land Use Evaluation

The proposed mix of industrial, commercial, and direct control land use districts are consistent with the objectives of the Municipal Development Plan and the Stoney Industrial Area Structure Plan. The proposed land use districts will provide for a variety of industrial and commercial uses consistent with the business industrial land use identified in the ASP. The proposed C-COR3 district will help form part of a commercial node and will allow for services that are complimentary to the industrial uses. The provided Special Purpose areas will help protect natural features or provide for stormwater management on site.

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Implementation

The subject site has areas of environmentally significant lands, notably Nose Creek, which have influenced the overall subdivision pattern. Shown on the plan as S-UN these lands pose a challenge for development. In order to effectively protect these environmentally sensitive areas, the proposed outline plan provides for additional infrastructure, large areas for stormwater storage, restrictions on certain uses and significant setbacks. Protection of the conservation area was a central focus in administration's evaluation of the proposal. In response to the restrictions of the ASP the applicant has provided the required environmental reserve lands shown as S-UN.

Also, in consultation with administration, the applicant is proposing a Direct Control District. The original proposal included land use districts that contained many uses that were determined to create moderate impacts beyond the boundaries of the site; contradictory to the ASP. The proposed DC, based on I-C, includes uses where the operations are primarily enclosed within a building and are not dependent upon outdoor storage of goods or materials.

Due to the large amount of environmental reserve lands and the alignment of 14 Street NE the I-C parcel is narrow. In addition, due to proximity with an escarpment, an 18 metre setback is required for all buildings from top of slope, to be applied at development permit stage. Given these constraints setback relaxations will be considered at time of development permit so that future development can be accommodated effectively.

Infrastructure

Transportation Networks

A Transportation Impact Assessment (TIA) was submitted in support of the land use and outline plan application. Functional plans were provided to illustrate the intersections, roadways, and pathway layouts. The TIA and functional plans illustrate an ultimate design which would allow for partial build-out of the plan area. The functional plans show accommodation for transit and active modes on the local transportation network. Country Hills Boulevard is part of the Primary Transit Network. Potential access points were reviewed in detail, to ascertain limitations due to the escarpments, roadway grades, and proximity to intersections and anticipated turnbays.

Primary access to the site is provided via 14 Street NE, and a future proposed 11 Street NE, with intersections at Country Hills Boulevard. A future roadway, 115 Avenue NE, will provide a connection between 11 Street NE and 14 Street NE. Analysis shows upgrades will be required to the regional network to accommodate full build out of the plan area. A connection at Deerfoot Trail NE at 128 Avenue NE, and a connection of 128 Avenue NE to Stoney Trail NE (via 11 Street NE) will be required to support continued development of the plan area, as well as upgrades to Country Hills Boulevard NE from Coventry Hills Boulevard to Deerfoot Trail NE. These network upgrades are currently unfunded projects within the City's ten year Investing in Mobility Capital Plan.

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Further transportation analysis will be required in conjunction with Tentative Plan(s) and Development Permit(s) applications throughout the course of development to ensure that adequate capacity is available to support the development-generated traffic demands.

Utilities and Servicing

Sanitary Servicing

Sanitary servicing of the plan area will occur by way of a gravity sewer pipe system which will convey sanitary flows to a proposed lift station located within a Public Utility Lot (PUL) at the northeast corner of 115 Avenue NE and 11 Street NE. The lift station is designed to service the outline plan area, as well as the adjacent lands to the north. Sanitary flows will be pumped east from the lift station through a forcemain to be installed within 115 Avenue NE and ultimately discharge into a manhole at the intersection of 115 Avenue NE and 14 Street NE where it will be conveyed north through an existing gravity main.

Stormwater Servicing

The plan area contains two storm ponds: the larger pond at the NW corner of the site is a joint facility that will contain all drainage from the outline plan area as part of the proposed development and will be expanded in the future when the lands to the north are developed. This facility is bisected by an Enmax transmission line right-of-way that will remain for the foreseeable future. In order to hydraulically link the two ponds, a culvert is proposed across the utility right-of-way. Adequate access easements for maintenance vehicles are proposed on the plan.

The pond on the south boundary of the site is an existing dry pond that was constructed by The City to contain drainage from Country Hills Boulevard NE. Minor reconfiguration of this pond will be required to accommodate the necessary surface improvements within the plan area.

Water Servicing

Installation of a new watermain within 115 Avenue NE, from the existing watermain within 14 Street NE will be required to service the plan area. A main extension within 11 Street from Country Hills Boulevard NE to 115 Avenue NE will also be required to complete a looped system.

Enmax Transmission Line

An existing Enmax Transmission Line runs diagonally across the NW corner of the site. This transmission line will remain for the foreseeable future. Appropriate utility rights-of-way and access easements will be required at the subdivision stage to provide access to maintain the proposed culvert and pond maintenance accesses within the right-of-way.

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Abandoned Water Pipeline

An abandoned water pipeline owned by North Star Energy exists within the north west portion of the site. Coordination between the pipeline owners to obtain all required permits and agreements to remove the pipeline will be required at subdivision stage.

Environment

A biophysical impact assessment (BIA) for the site was submitted and reviewed. The BIA identified temporal class II wetlands which requires provincial water act approval prior subdivision. The BIA also noted that no threatened species will be impacted. A regional pathway is shown and it will be connected to existing regional pathway network.

Stakeholder Engagement, Research and Communication

Engagement and Public Meetings

No public meetings were conducted by the Applicant or Administration in direct relation to this site-specific outline plan and land use redesignation.

Citizen and Community Association Comments

Administration received one (1) letter in opposition to the application, and one (1) letter with concerns with the application. Reasons stated for opposition and overall concern are summarized as follows:

- Loss of open space;
- Loss of natural area;
- Loss of wildlife habitat;
- Visual impacts for adjacent residential; and
- Impacts of industrial uses on adjacent residential ie. odors and noise.

These concerns have been reviewed by Administration and were considered in the recommendation. Some of the concerns were addressed through the biophysical impact assessment and others will be dealt with at later stages of development.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2011)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

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Municipal Development Plan (Statutory, 2009)

The subject site is located within the Standard Industrial land use typology on the Urban Structure map in the Municipal Development Plan (MDP). The standard industrial land use typology consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained.

Revised Stoney Industrial Area Structure Plan (Statutory, 2006)

The subject site is located within the Revised Stoney Industrial Area Structure Plan (ASP) boundary. In this plan the subject lands are identified as a mix of business/industrial area, retail commercial area, and conservation area. The proposed outline plan and land use amendment application complies with those land use areas and their policies.

Business/Industrial Area

The Business/Industrial Area of the Plan is intended to provide for the development of light industrial uses within the context of a fully-serviced industrial/business park. Light industrial uses shall be the predominant uses of land for these areas. Commercial uses, medium industrial uses, and office uses may also be allowed where determined to be compatible and appropriate. A Light Industrial Use is defined in the plan as the use of land for industrial purposes that does not create conditions that are determined to have significant adverse impact beyond the boundaries of the site.

The ASP also states that no medium industrial uses within the business/industrial area should locate adjacent to nose creek or west of 15 Street NW. As such, only I-C and DC (based on I-C) is being proposed. The uses of the I-C district are primarily light industrial uses as defined by the ASP. Further consideration of the policies of the business/industrial land use area will be considered at the development permit stage of development.

Retail Commercial Area

The purpose of the Retail Commercial Area is to accommodate a variety of commercial and retail uses within a comprehensively planned commercial centre. Retail commercial uses shall be the predominant use of land within this area and secondary commercial uses may be allowed where determined to be appropriate. The definition of retail commercial use in the ASP is a use of land for the purpose of selling retail goods and services to the final consumers.

The subject site forms a section of an envisioned retail commercial area in the ASP. The proposed C-COR3 land use conforms to the intent for this area in the plan. Further consideration of the policies of the retail commercial area will be considered at the development permit stage of development.

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Conservation Area

The Conservation Area of the ASP is intended to provide for the protection of environmentally significant lands within the Stoney Industrial Area, notably Nose Creek. These lands form part of the integrated natural open space system that provides passive and active recreational opportunities. The proposed land use plan protects these lands from development and they are identified on the plan as S-UN or S-SPR.

Social, Environmental, Economic (External)

The Triple Bottom Line Policy outlines that the City of Calgary is committed to sustainable development socially, environmentally, and economically. This proposal promotes sustainable development principles by providing an environment conducive to attracting, retaining and nurturing businesses. The plan protects city environmental assets by providing a 50m setback from Nose Creek. The proposal also promotes smart growth principles by providing connections to the regional pathway network attempting to reduce automobile dependence.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns at this time. However, the Country Hills Boulevard road network is nearing capacity and as this area builds out future upgrades may be required.

Risk Assessment

There are no significant risks associated with this proposal and operational and/or project risks which have been identified are being managed.

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REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment will allow for industrial and commercial uses in alignment with the policies of the Municipal Development Plan and Revised Stoney Area Redevelopment Plan. The recommended land use framework and subdivision design is complementary to other development in the area and will contribute to making this area a business/industrial centre. The proposal protects natural features through the dedication of environmental reserve and will provide cash-in-lieu of the required municipal reserve.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed Direct Control District
3. Outline Plan
4. Proposed Bylaw 171D2018
5. Public Submissions