

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 June 11

ISC: UNRESTRICTED
CPC2018-0399
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**Land Use Amendment in Residual Sub-Area 5E (Ward 5) at 12011 – 84 Street NE,
LOC2017-0027, Bylaw 173D2018**

EXECUTIVE SUMMARY

This application, submitted by Remax Complete Development Services Ltd on 2017 January 31 on behalf of the landowner, 1732370 Alberta Ltd (Bobby Kailey). The application proposes to apply a Direct Control District based on the Special Purpose – Future Urban Development (S-FUD) District that adds “Vehicle Storage – Large” as a discretionary use.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 7.91 hectares ± (19.55 acres ±) located at 12011 – 84 Street NE (NE1/4 Section 25-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate large vehicle storage with guidelines (APPENDIX II)
2. Give three readings to the proposed bylaw.

Moved by: M. Foht

Carried: 6 – 0

Absent: A. Palmiere and L. Juan

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 173D2018; and

1. **ADOPT** the proposed redesignation of 7.91 hectares ± (19.55 acres ±) located at 12011 – 84 Street NE (NE1/4 Section 25-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate large vehicle storage, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 173D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

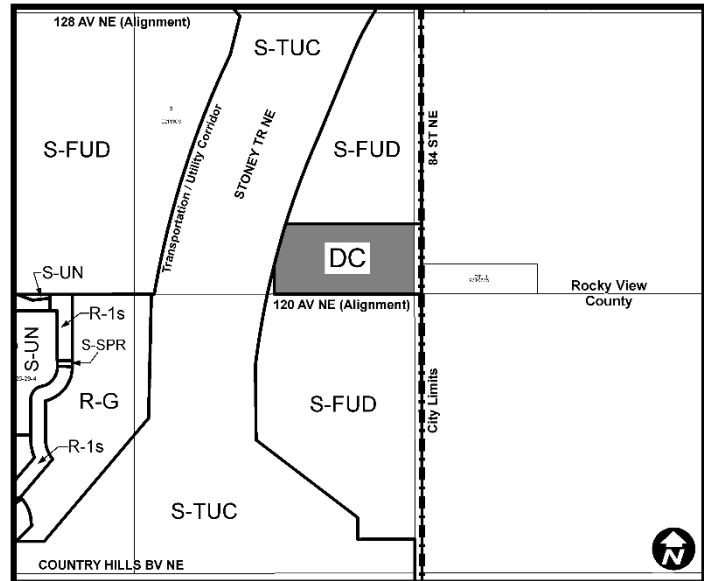
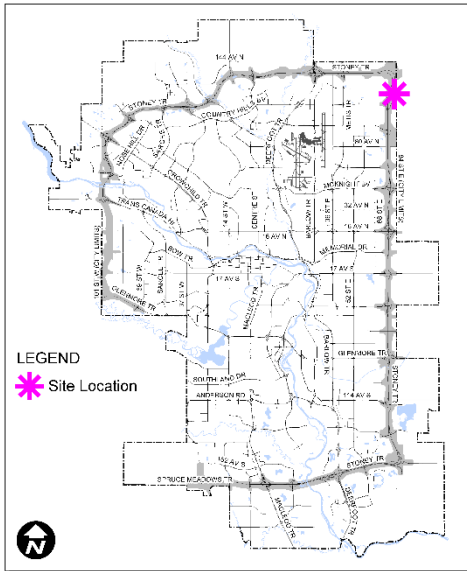
None.

BACKGROUND

The 7.91 hectare (19.55 acre) un-serviced site is located on the east side of Stoney Trail off 84 Street NE. It is currently designated as a Special Purpose – Future Urban Development (S-FUD) District. Currently, the site is approved for Vehicle Storage – Recreational, under a 5 year temporary permit that expires on May 14, 2019. This site was also previously used for storage of heavy machinery related to a new gas line being installed by the Province.

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Location Maps



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The applicant originally requested the addition of three uses, vehicle storage – large, equipment storage, outdoor storage. However, the Intermunicipal Development Plan (IDP) between The City of Calgary and Rocky View County does not allow temporary or permanent industrial uses for the subject site. Therefore, Administration directed that the applicant amend the application to only propose adding “Vehicle Storage – Large” to the existing uses allowed in the Special Purpose – Future Urban Development (S-FUD) District. The applicant understood the restrictions of the IDP and supports this approach.

Infrastructure

Transportation Networks

The subject site is accessed from 84 Street NE, north of Country Hills Boulevard. It is close to the interchange for Stoney Trail and Country Hills Boulevard. No new accesses to 84 Street NE will be required as a result of this application and a Transportation Impact Assessment was not required to support the application.

Utilities and Servicing

The site currently utilizes private services for an existing building on-site that functions as the site office. Servicing plans will be developed when comprehensive planning takes place for the area and surrounding land. Stormwater management will be considered and reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration’s standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online. The application was also circulated to Rocky View County and no objections were received.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

There is no Community Association representing this area.

No citizens’ comments were received by the Calgary Planning Commission report submission date.

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Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns. In particular, the site location adjacent Stoney Trail and this proposal for it to remain designated for future urban development, within the proposed Direct Control District, retains the site for a future comprehensive development planning for it and the surrounding areas east of the site.

City of Calgary and Rocky View County Intermunicipal Development Plan

The site is located within a residual long-term growth area, according to Map 3 – Residual Long Term Growth Areas. The policies of section 7.1 allow a limited range of temporary uses prior to comprehensive development. This includes outdoor storage of recreational vehicles, agricultural machinery and automobiles. It does not allow limited service industrial development, even as a temporary use. Examples of unacceptable uses listed included salvage yards, pipe storage, and auto wrecking. Therefore, the applicant's original request to allow for equipment storage and outdoor storage were not suitable as per policy 7.1.5 of the Intermunicipal Development Plan. Storage of Large Vehicles is deemed acceptable as it does not create permanent conditions on the site that would inhibit future comprehensive planning.

Municipal Development Plan (Statutory, 2009)

The subject is located within the Future Greenfield area, according to Map 1 – Urban Structure. Policy 3.6.2 discusses the options for these areas. These policies discourage premature subdivision and development while allowing a limited range of uses that do not compromise the developability of the land for urban purposes.

The new use of "vehicle storage – large" does not compromise the future developability of the land as it does not require the development of any new temporary or permanent buildings.

No subdivision of this parcel is required to facilitate the use proposed for the site. The applicant has not indicated a desire to subdivide and the existing rules of the Special Purpose – Future Urban Development (S-FUD) District do not allow further subdivision.

Social, Environmental, Economic (External)

The recommended land use addition to the S-FUD district for this parcel enables the storage of large vehicles on land already previously used for similar uses and that is in proximity to major vehicle transportation networks.

A Biophysical Impact Assessment (BIA) was submitted in support of the application. It did not trigger any changes to the use of the site now or in the future.

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Financial Capacity

Current and Future Operating Budget:

No impacts.

Current and Future Capital Budget:

No impacts.

Risk Assessment

There are no significant risks with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the policies of the *City of Calgary and Rocky View County Intermunicipal Development Plan* and is in keeping with the policies of the *Municipal Development Plan*. The proposed addition would allow storage of large vehicles on a site already being used for vehicle storage. The additional use does not inhibit comprehensive land use planning for the site or surrounding area.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Direct Control Guidelines
3. Proposed Bylaw 173D2018