

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0033

**Land Use Amendment in Stoney 3 (Ward 5) at 11125 – 38 Street NE,
LOC2018-0240**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Rick Grol on behalf of landowner 1998281 Alberta Inc (Daljeet Garcha) on 2018 October 28. This application proposes to change the designation of the subject site from a DC Direct Control District to Industrial – Commercial (I-C) District to allow for a larger range of commercial and industrial uses.

A development permit for a warehouse and office building was approved for the site on 2017 September 14 and is currently under construction. The proposed land use amendment is supported by Administration as it is contextually appropriate and aligns with the applicable policies of the *Northeast Industrial Area Structure Plan* and the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.81 hectares \pm (1.99 acres \pm) located at 11125 – 38 Street NE (Plan 1512086, Block 1, Lot 4) from DC Direct Control District **to** Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

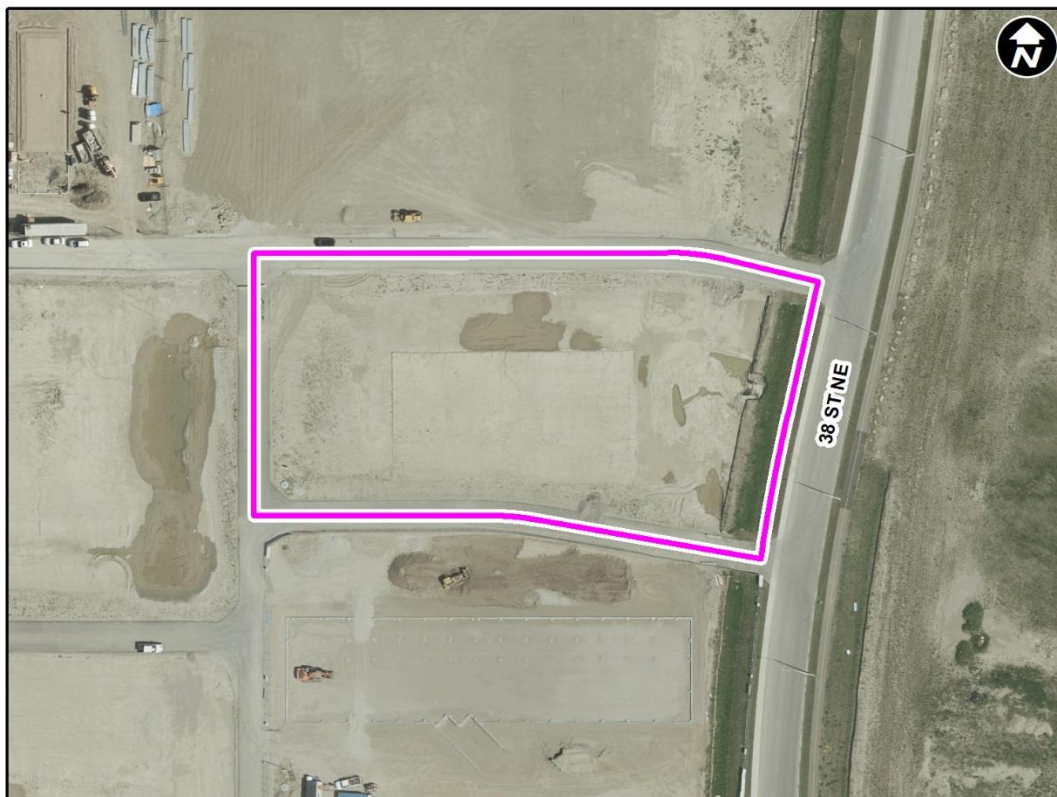
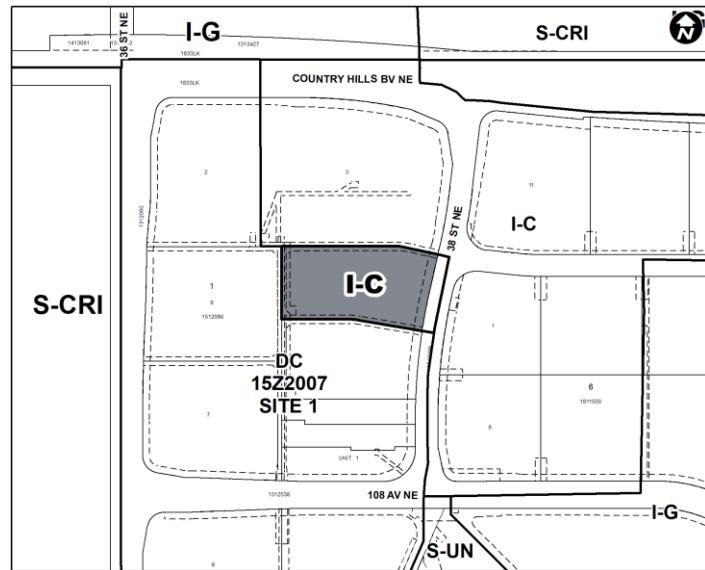
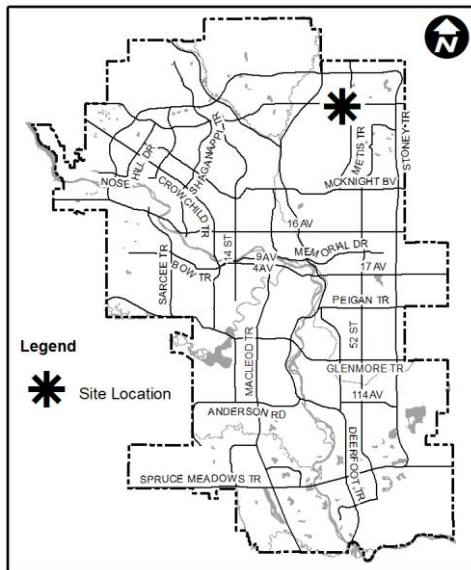
This land use amendment application was submitted by Rick Grol on 2018 October 28 on behalf of landowner 1998281 Alberta Inc (Daljeet Garcha). The applicant has requested the land use change to I-C to allow for greater range of industrial and commercial uses than the current DC District permits. The subject parcel is located in Stoney 3, south of Country Hills Boulevard NE and east of 36 Street NE. The site is under development with the construction of a warehouse and office building that was approved on 2017 September 14.

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Location Maps



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Site Context

The subject site is approximately 0.81 hectares and is located in the industrial community of Stoney 3, in the northeast quadrant of the City. Stoney 3 is located directly east to the Calgary International Airport and can be accessed from 36 Street NE via Country Hills Boulevard NE and Airport Trail NE. Stoney 3 is an area which contains a mix of industrial and commercial land uses and has many sites that have been either recently developed or are currently under construction.

The proposed I-C District aligns with the existing I-C District land use pattern already established in the area with lands north and east of the parcel also holding that designation. Lands west and south of the subject site are designated DC Direct Control District (Bylaw 5Z2007 Site 1) which is based on the General Industrial Light (I-2) District of Land Use Bylaw 2P80.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal involves the redesignation of a single industrial parcel to allow for light industrial and commercial uses. The applicant has proposed the I-C District as it aligns with the *Northeast Industrial Area Structure Plan* and allows for the desired uses.

Planning Considerations

Land Use

This application proposes to redesignate the subject site from the existing DC (Bylaw 15Z2007) to I-C. The existing DC District allows for the uses of the I-2 District (Land Use Bylaw 2P80) with the exclusion of liquor stores and warehouse stores. When the existing land use district was established for this area it was intended that these lands provide for general light industrial uses.

The proposed I-C District allows for a range of light industrial uses and additional complimentary small scale commercial uses. The I-C District is intended to be characterized by locations on the perimeter of industrial areas and within 200 metres of a major street or expressway – such as Country Hills Boulevard NE. Embedded within the I-C District are controls to ensure that developments provide a transition between heavier industrial land uses and address aesthetic concerns associated with highly visible locations.

The proposed I-C District is consistent with the lands to the north and east and is complimentary to lands to the south and west.

Development and Site Design

The subject site is under development with the construction of a warehouse building with offices. This development is accessible from a private shared internal road via 38 Street NE. The entrances to the warehouse are provided on the north facing façade and loading areas are

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provided on the south façade. The approved development provides some areas of landscaping and complies with the rules of the existing DC District. If this land use amendment is approved by Council, future redevelopment of the site would be required to comply with the I-C District rules.

Environmental

An environmental site assessment was completed as part of the outline plan approval for this area. No further assessment was required for this application.

Transportation

The subject site can be accessed from private roads, via 38 Street NE, along the northern and southern boundary of the site. These private roads will be shared with the adjacent properties. 38 Street NE is classified as an industrial standard road which accommodates multi-modal traffic and includes an asphalt pathway. Thirty-eighth Street NE is well connected to the larger transportation network and provides access to this area from Country Hills Boulevard NE.

A full transportation analysis, including access locations and vehicle trip generation, was completed as part of the approved development permit and no additional analysis was required at this time.

Utilities and Servicing

Public water, sanitary and storm utilities exist within the adjacent public right-of-way. A bioswale (constructed by the Area Developer) exists within the easterly edge of the site as to capture, contain and/or treat the sites storm water. Development servicing requirements were determined at both the development permit and development site servicing plan circulation stage(s), to the satisfaction of Water Resources.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to external stakeholders, adjacent property owners, advertised online and notice posted on site. In response to the notifications, Administration did not receive any comments on the proposal.

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, the date of the Public Hearing will be advertised.

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Strategic Alignment

South Saskatchewan Regional Plan (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). 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).

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory, 2009)

The subject parcel is located within the Standard Industrial Area of 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. In general, the MDP policies encourage lands within this area to be primarily industrial. Other uses that support the industrial function of this area and cater to the day-to-day needs of the businesses and their employees may be supported. The MDP also discourages stand-alone office uses and regional retail developments within the Standard Industrial land use typology. The I-C District supports the development of a broad range of industrial uses and support commercial uses in alignment with the land use policies of the MDP.

Northeast Industrial Area Structure Plan (Statutory, 2009)

The *Northeast Industrial Area Structure Plan* (ASP) identifies this parcel as Business/Industrial Area. The purpose of the Business/Industrial area is to provide for a variety of light industrial uses within the context of a fully-serviced industrial/business park. In addition, other complimentary uses, such as commercial and office, may be allowed where deemed to be compatible and appropriate.

The ASP also contains transportation, density, and urban design policies which apply to the site. Implementation of these policies was administered through the review and approval of the development permit.

The proposed I-C District aligns with the vision and direction set out in the ASP.

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment aligns with the direction of the *Northeast Industrial Area Structure Plan* and the *Municipal Development Plan*. The proposed I-C District allows for a mix of light industrial uses as well as limited support commercial uses and is supported by the policies of the ASP. The proposed redesignation is consistent with the existing land use pattern in the area and can be accommodated by existing infrastructure.

ATTACHMENT(S)

1. Applicant Submission