

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0119

Land Use Amendment in Stoney 1 (Ward 3) at 11105, 11110 and 11130 - 11 Street NE, LOC2018-0211

EXECUTIVE SUMMARY

This application was submitted by Urban Systems on behalf of landowner Melcor Developments Ltd. This application proposes to change the designation of three parcels from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to allow for more contextually appropriate land uses that compliment other light industrial uses in the area and better respond to the site location in proximity Country Hills Boulevard. The proposed land use amendment to I-C is supported by Administration as it better reflects the intent for this area in the *Revised Stoney Industrial Area Structure Plan* and aligns with the applicable policies of 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 2.51 hectares ± (6.2 acres ±) located at 11105, 11110 and 11130 – 11 Street NE (Plan 1812151, Block 3, Lots 8 and 9; Plan 1812151, Block 4, Lot 11) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

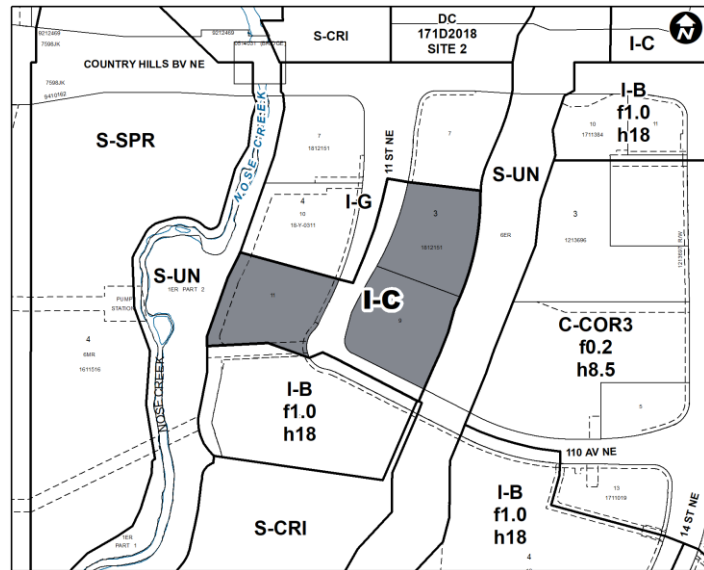
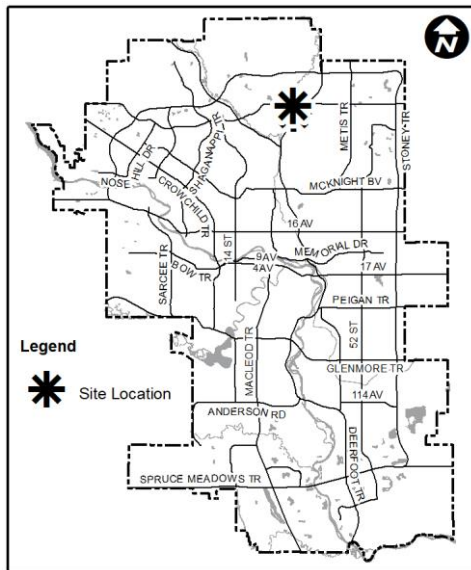
This land use amendment application was submitted by Urban Systems on 2018 November 19 on behalf of landowner Melcor Developments LTD. The applicant has requested the land use change (Attachment 1) to allow for uses that better address the site context, respond to market demand, and improve the developability of the parcels. The subject parcels (11105, 11110 and 11130 - 11 Street NE) are currently undeveloped and no development permit application has been submitted at this time.

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Location Maps



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Site Context

The subject lands are located in the industrial community of Stoney 1, west of Deerfoot Trail and south of Country Hills Boulevard NE. These lands are located approximately 600 metres from the communities of Harvest Hills and Coventry Hills.

The subject lands are relatively flat and total approximately 2.07 hectares. The road network and infrastructure for this area is currently under construction.

The subject parcels are located in an area of Stoney 1 which has a mix of industrial land use districts of varied sizes and intensities. Along the western edge of the site is Nose Creek and along the eastern edge is an area of steep topography. Both of these environmental features are designated Special Purpose – Urban Nature (S-UN) District.

Located further east of the site is a commercial node, Commercial – Corridor 3 (C-COR3) District. This node services these industrial lands as well as people travelling along Country Hills.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use amendment from I-G to I-C would allow for development that includes light industrial uses with some support commercial where determined to be compatible. The *Revised Stoney Industrial Area Structure Plan (ASP)* discourages many of the uses found in the I-G District and the proposed I-C District would better align with this policy while complementing other light industrial uses in this area.

Planning Considerations

Land Use

This application is proposed to redesignate the subject lands from the existing I-G to I-C. Approved by Council in 2009, the existing I-G District allows for a wide variety of light and medium general industrial uses.

The proposed I-C district is characterized by a range of light industrial uses along with small scale commercial uses that are compatible with and complement the light industrial uses. It is intended that the I-C be applied to parcels located within 200 metres of a major street, such as Country Hills NE. This Land Use District contains controls to ensure that developments provide a transition between other districts and address aesthetic concerns associated with highly visible locations.

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Development and Site Design

No development permit application has been submitted at this time. The proposed land use district would allow for the development of light industrial uses and a limited number of support commercial uses. Site design elements, such as parking, landscaping, and interface with adjacent uses will be reviewed at the time of development permit.

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. The subject lands are located outside of the Nose Creek floodway/flood zone.

Transportation

The subject parcels can be accessed from 11 Street NE, via Country Hills Boulevard NE and 110 Avenue NE. 11 Street NE is currently under construction and will accommodate pedestrian, cyclist, and vehicle traffic. 11 Street NE will be well connected to the larger transportation network as it ties in to Country Hills Boulevard NE. Transit service for this area is provided on Country Hills Boulevard NE and a transit stop is located approximately 450 metres from the subject lands.

A full transportation analysis, including access locations and vehicle trip generation, was completed when the outline plan was approved and a review of this application determined that the redesignation would not negatively impact traffic in this area. Further analysis, including access locations and vehicle trip generation, will be completed at the development permit stage.

Utilities and Servicing

Water, sanitary, and storm connections are available from 11 Street NE. Development site servicing will be determined at both the future development permit and development site servicing plan circulation stages, 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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The applicant and land owner presented the proposed land use amendment to the Northern Hills Community Association (NHCA) in advance of Calgary Planning Commission. The NHCA represents the residential communities to the west of the subject parcels. In response to the applicant engagement, the NHCA provided a letter which stated they had no further comments on the proposal.

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.

Revised Stoney Industrial Area Structure Plan (Statutory, 2005)

The *Revised Stoney Industrial Area Structure Plan* (ASP) identifies these land as Business/Industrial Area. The purpose of the Business/Industrial classification is to provide for the development of a variety of light industrial uses. In addition, other complimentary uses may be allowed where deemed to be appropriate.

Section 8.1 of the ASP provides guidance on the desired composition and built form for the subject parcels. This section notes that medium industrial uses should not locate adjacent to Nose Creek, an escarpment, or west of 15 Street. Many land uses contained within the existing I-G District would not be allowed under this policy.

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The proposed I-C district better aligns with Section 8.1 of the ASP. The proposed I-C district is characterized by light industrial uses and does not contain the higher intensity industrial uses that permitted in the current I-G district.

The ASP also contains transportation, density, and urban design policies which apply to this site. Implementation of these policies will be administered at time of development when a development permit has been submitted.

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 *Revised Stoney 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 better aligns with the intent of the ASP for this area. The proposed redesignation is compatible with the existing land use pattern and can be accommodated by existing infrastructure. Additional design and site considerations will be evaluated at time of development permit.

ATTACHMENT(S)

1. Applicant Submission