

Applicant's Submission

23 August 2018

Attention: Planning and Development

Re: Redesignation Application Affecting 2505 Country Hills Blvd N.E. (Reg'd Plan 071 3041; Lot 1, Block 1) Calgary

The Subject Site is located on the south east corner of Country Hills Blvd and Barlow Trail N.E. A trucking business has been operating on the site since 1989 and the landowner now wishes to redesignate the land to accommodate commercial development, due to its location on the corner of two major roads. Current uses on the site include a trucking operation and general storage, including: trucks, trailers, oil field and gas construction equipment and a few recreational vehicles. A pre-application meeting was held with the City of Calgary planning department to seek advice on appropriate land uses designations in light of the Subject Site's location within the North East Industrial Area Structure Plan. The land use districts chosen in collaboration with the Client and City staff are C-COR3 for the west half, adjacent to Barlow Trail and C-COR3 for the east half, adjacent to the Calgary International Airport lands.

Background Context

The site is 4.30 ha (10.63 ac) in size and is generally flat. A single access point to Country Hills Boulevard is through an existing 16 meter wide paved access within a registered 36.0m wide right of way, located at the midpoint along the north property line. The improvements within said registered right of way include an all-turn access complete with traffic signalization. These improvements to Barlow Trail and Country Hill Blvd. occurred under the NE Industrial Phase 1 Development Agreement. A series of road widening dedications along the west and north property lines have contributed to the current overall 51.0m right of way widths of both Barlow Trail NE to the West and Country Hills Boulevard NE to the North.

The Subject Site is currently split zoned as Special Purpose – Future Urban Development (S-FUD) and Direct Control (DC-64Z2006). The majority of the site is zoned S-FUD, whereas on the west side adjacent to Barlow Trail N.E., only a very narrow tip is zoned DC-64Z2006. The Direct Control district was created to accommodate the following uses: cleaning, servicing, testing repairing, outside storage and business offices accessory to any use as additional discretionary uses to Section 43 of Bylaw 2P80, Limited Serviced Industrial (I-4) District.

Development on the Site is generally industrial in nature and is comprised of a two storey building located on the west half of the site. This building contains six vehicle bays and office space. There are three other ancillary storage/shop type structures located on the east half of the Site. The majority of the Site is graveled with the exception of the concrete aprons located adjacent to the existing warehouse/office building on the west side. Current uses on the site include a trucking operation and general storage, including: trucks, trailers, oil field and gas construction equipment and a few recreational vehicles.

There is a bus lay-by located east of Barlow Trail along Country Hills Blvd, which would provide a transit stop for the Site.

Lands directly across the street, to the north of Country Hills Blvd. are designated Industrial -Commercial (I-C). Large warehouse type buildings house a gymnastics club and other large format businesses. There are also warehouses built on lands to the south of the Subject Site which are designated Special Purpose – City and Regional Infrastructure (S-CRI). The land immediately to the east accommodates a runway for the Calgary International Airport, consequently the lands fall within the 35-40 NEF contours of the Airport Vicinity Protection Plan.

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Supporting this Redesignation Application

The Subject Site is located in the "Business Industrial Area" of the North East Industrial Area Structure Plan. (NEIASP). The composition of the "Business Industrial Area" is expected to include: light industrial uses, medium industrial uses, office uses, local commercial uses, service commercial uses, secondary commercial uses, recreational uses, institutional uses and public uses. Policies in the ASP support the commercial use at this location as "commercial use shall only locate on a site with efficient access and good visibility lying adjacent or in close proximity to an entrance way road and that does not exceed 4.0 ha in size." (NEIASP p. 15) Furthermore the NEIASP states that, "Local commercial uses within the Business/Industrial Area should locate at the intersection of two roads..." (NEIASP p. 14).

The proposed land use districts meet the intent of the North East Industrial Area Structure Plan.

If anything further is required in this regard, please contact the undersigned.

Yours truly,
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