

Planning & Development Report to
Calgary Planning Commission
2019 October 17

ISC: UNRESTRICTED
CPC2019-1217

Land Use Amendment in Haysboro (Ward 11) at 9232 Horton Road SW, LOC2019-0106

EXECUTIVE SUMMARY

This application was submitted by Manu Chugh Architect on 2019 July 05 on behalf of 1591518 Alberta Ltd (Najel Salem). The land use amendment proposes the redesignation of an approximate 0.28 hectares (0.69 acres) parcel from Commercial – Corridor 3 f1.0h16 (C-COR3 f1.0h16) District to Commercial – Corridor 3 f3.0h27 (C-COR3 f3.0h27) District in the southwest community of Haysboro. This proposal is intended to allow for:

- a comprehensive redevelopment of the subject parcel for commercial purposes (retail and/or office);
- a maximum height of 27 metres (an increase from the current maximum height of 16 metres);
- a maximum floor area of 8,340 square metres (an increase from the current maximum of 2,780 square metres); and
- the uses listed in the C-COR3 District.

This application is aligned with *Municipal Development Plan* policy for the Developed – Established Area.

No development permit has been submitted with this application.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.28 hectares ± (0.69 acres ±) located at 9232 Horton Road SW (Plan 6584JK, Block 9, Lot 12) from Commercial – Corridor 3 f1.0h16 (C-COR3 f1.0h16) District to Commercial – Corridor 3 f3.0h27 (C-COR3 f3.0h27) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 OCTOBER 17:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 0.28 hectares ± (0.69 acres ±) located at 9232 Horton Road SW (Plan 6584JK, Block 9, Lot 12) from Commercial – Corridor 3 f1.0h16 (C-COR3 f1.0h16) District to Commercial – Corridor 3 f3.0h27 (C-COR3 f3.0h27) District; and
2. Give three readings to **Proposed Bylaw 233D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

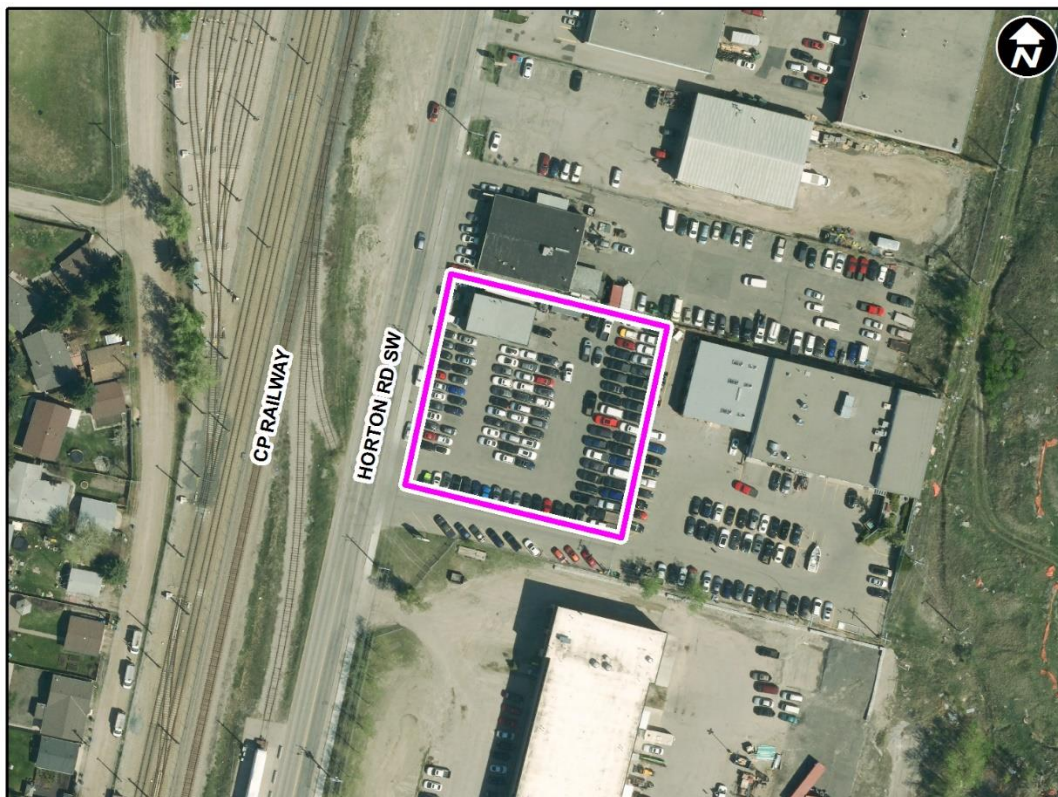
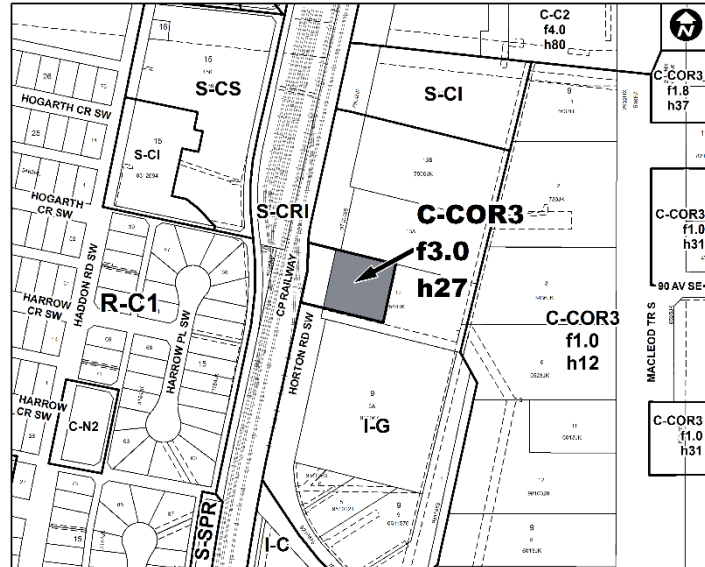
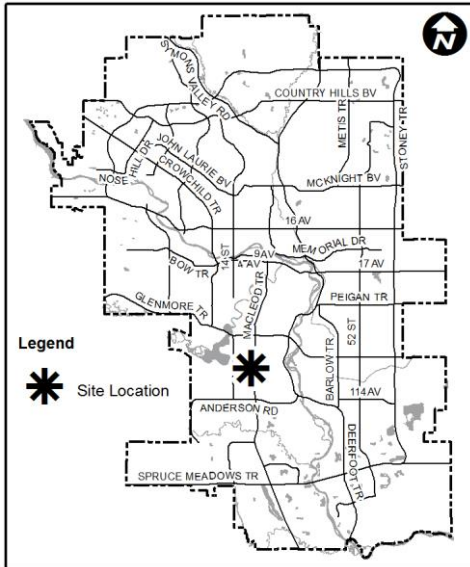
This application was submitted by Manu Chugh Architect on 2019 July 05 on behalf of the landowner 1591518 Alberta Ltd (Najel Salem). This application proposes to change the land use designation of the site from Commercial – Corridor 3 f1.0h16 (C-COR3 f1.0h16) District to Commercial – Corridor 3 f3.0h27 (C-COR3 f3.0h27) District to allow for future redevelopment of the site as noted in the Applicant's Submission (Attachment 1). No development permit has been submitted with this application.

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Location Maps



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Site Context

The parcel is located in the community of Haysboro within southwest Calgary. The parcel is approximately 0.28 hectares (0.69 acres) in size and measures approximately 51.7 metres by 53.7 metres. The site is currently developed with a vehicle sales office and display lot.

To the north and south of the subject site are a mix of uses on parcels designated Industrial – General (I-G) District and Special Purpose – Community Institution (S-CI) District. The uses of those sites are mostly related to auto-services, but there are also facilities such as the Royal Canadian Legion and a bottle exchange. To the west of the parcel is the Canadian Pacific Railway's main north-south line with low-density residential development beyond. To the east is an auto-service establishment, with the Macleod Trail SW Urban Main Street area beyond.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents an increase in density and allows for a type of development that has the ability to be compatible with the area. The proposed district is intended for locations in industrial areas to accommodate mid-scale retail with vehicles having direct access to the development.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The current designation of the subject site is Commercial – Corridor 3 f1.0h16 (C-COR3 f1.0h16) District and the proposed designation is Commercial – Corridor 3 f3.0h27 (C-COR3 f3.0h27) District. While the base district proposed is the same, new modifiers are proposed to allow for more floor area and additional height on the subject site.

The Commercial – Corridor 3 District is intended to be characterized by locations in industrial areas to accommodate mid-scale retail with motor vehicles having direct access from the road to the development. The District allows for limited large retail uses and no residential uses.

The proposed change to the district's floor area ratio (FAR) modifier from 1.0 FAR to 3.0 FAR will allow for approximately 8,340 square metres (89,800 square feet) of floor area to be developed, given the 0.28 hectares (0.69 acres) size of the subject site (an increase from the current maximum of 2,780 square metres). The current height limit of 16 metres would allow for a building of about four to five stories, whereas the proposed height limit of 27 metres would allow for a seven to eight storey building.

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Development and Site Design

The purpose of this application is to allow for additional density and height on the site. When development permits for the site are submitted, they will be reviewed by Administration to assess the proposal against the relevant bylaws, policies, and guidelines.

Environmental

An Environmental Site Assessment was not deemed required for the subject proposal as there are no known outstanding environmental or contamination concerns associated with the subject proposal or lands at this time.

Transportation

Vehicular and pedestrian access to the site is currently available via Horton Road SW, which is classified as a Collector Street with a sidewalk on one side. There is a 4.27 metre setback on this section of Horton Road SW that is required for future road widening as per the Anderson Road South Macleod Functional Planning Study. There is currently no Calgary Transit bus service in the vicinity of the plan area. However, The Heritage LRT Station (on the Red Line) is about 620 metres north of the site as the crow flies (approximately 1,050 metre walking distance). There are no parking restrictions on Horton Road SW.

Utilities and Servicing

Public water, sanitary and storm utilities exist within rights-of-way adjacent to the site. Development servicing requirements will be determined at the future 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 Haysboro Community Association responded to the circulation with a letter of no objection (Attachment 2). Their suggestion was to consider pedestrian and bike modes of transportation in addition to car when designing interface with the street, as well as sightlines as viewed from the neighborhood to the west across the tracks.

Two letters from adjacent landowners were received by Administration. One was a letter of objection and the other was neutral but raised some questions about future development. The letter of objection expressed concern about the lack of development detail, the lack of detailed local area planning, and the compatibility of the proposed land use with other local businesses in the vicinity. The neutral letter raised questions about parking and the impacts of noise from adjacent businesses on any future residences on the site (the proposed land use does not allow for residential development). No further engagement was undertaken by the applicant.

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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.

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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

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 property is identified as a Developed – Established Area as shown on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). MDP policies support a transition from more intensive areas such as the Macleod Trail Urban Main Street, which is directly to the east, and lower density residential areas like the portions of the Haysboro Community to the west. It is worth noting that while adjacent parcels have industrial designations, the MDP does not identify the subject site or surrounding area as industrial. This application is aligned with MDP policy.

Administration is currently undertaking the Heritage Communities Local Growth Planning initiative. The local growth planning process does not prohibit applications from being submitted. A full update to the local growth plan is anticipated by late 2020.

Social, Environmental, Economic (External)

The proposed land use district provides for commercial opportunities that may accommodate the needs of a broad cross-section of the population.

Financial Capacity

Current and Future Operating Budget

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

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Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore 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 policy amendment and land use redesignation are consistent with the applicable policies of the *Municipal Development Plan*. The land use is compatible with adjacent development and complementary to development along the Macleod Trail Urban Main Street.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 233D2019**
4. **Public Submissions**