

Planning & Development Report to
Calgary Planning Commission
2020 January 23

ISC: UNRESTRICTED
CPC2020-0084

Policy Amendment and Land Use Amendment in Sherwood (Ward 2) at 12414 - 53 Street NW, LOC2019-0127

EXECUTIVE SUMMARY

This application was submitted by NORR Architects Engineers Planners on 2019 August 07 on behalf of landowner Cidex Holdings Ltd. The application proposes to redesignate the subject parcel from DC Direct Control District to Industrial – Commercial (I-C) District to allow for:

- light industrial and small-scale commercial uses that are compatible with and complement light industrial uses;
- a maximum building height of 12 metres;
- a maximum building floor area of up to 107,439 square metres, based on a building floor to parcel area ratio (FAR) of 1.0; and
- the uses listed in the I-C District.

An amendment to the *Symons Valley Community Plan* is required to accommodate the proposed land use amendment. The proposal is however, in general conformance to the objectives of the *Symons Valley Community Plan, as amended*, and in keeping with applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Symons Valley Community Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed land use redesignation of 10.8 hectares ± (26.4 acres ±) located at 12414 - 53 Street NW (Portion of NW1/4 Section 25-25-2-5) from DC Direct Control District to Industrial – Commercial (I-C) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

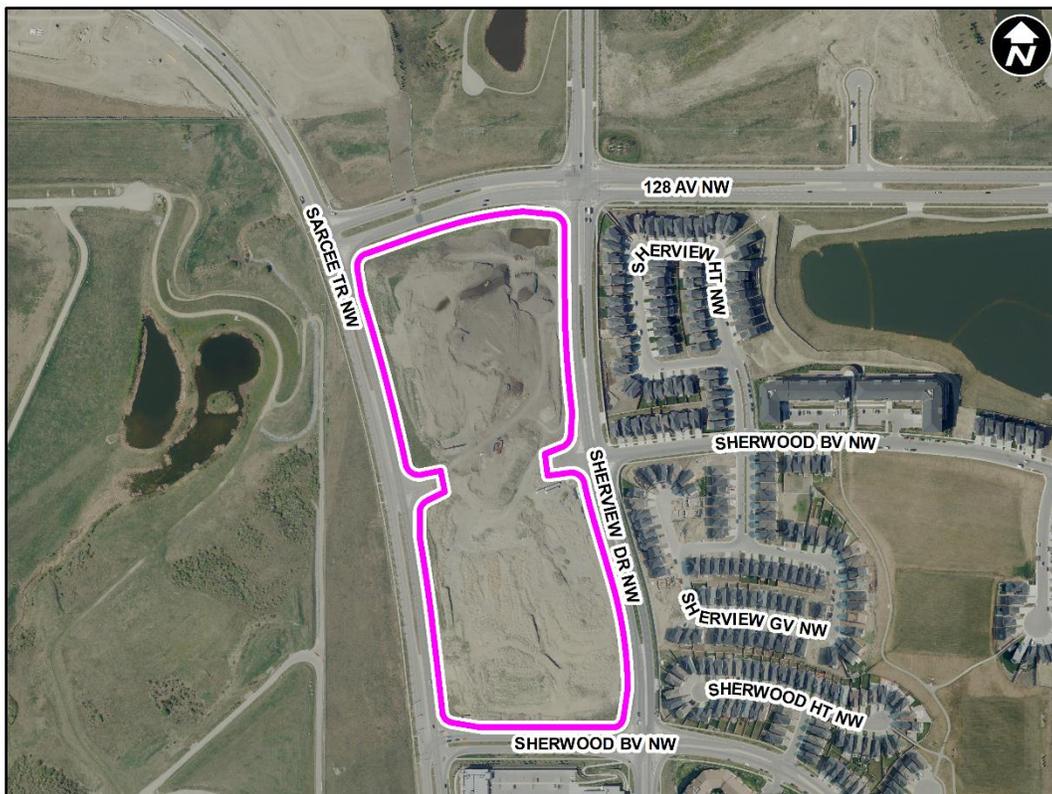
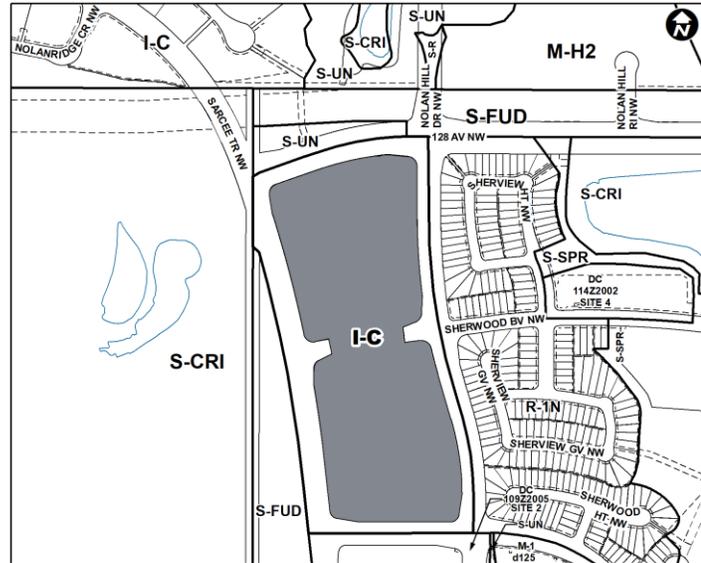
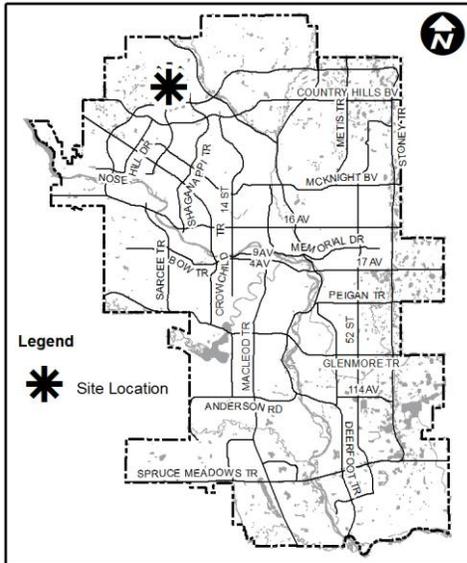
None.

BACKGROUND

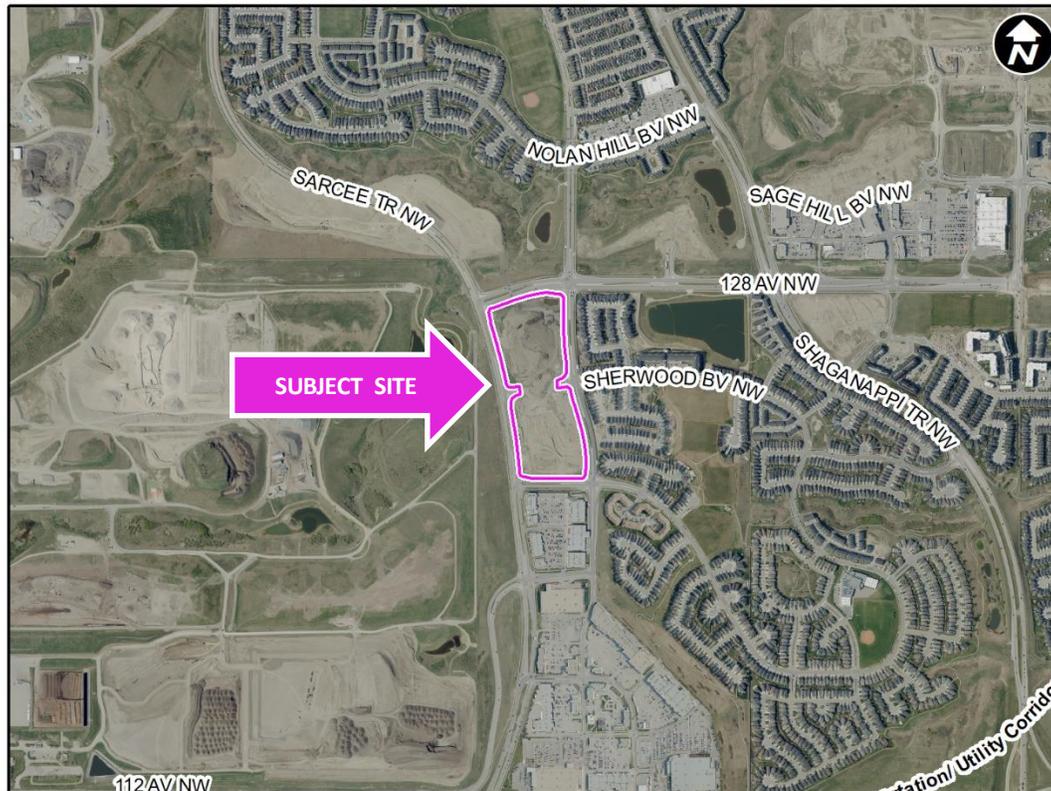
This application was submitted by NORR Architects Engineers Planners on 2019 August 07 on behalf of landowner Cidex Holdings Ltd. No development permit has been submitted at this time. As noted in Applicant Submission (Attachment 1), the applicant intends to develop the subject parcel with light industrial, office and commercial uses.

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Location Maps



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Site Context

The subject parcel is located in the northwest quadrant of the city in the community of Sherwood. Specifically, it is situated on the east side of Sarcee Trail NW, on the south side of 128 Avenue NW, on the west side of Sherview Drive NW and on the north side of Sherwood Boulevard NW. The parcel comprises an area of approximately 10.7 hectares (26.4 acres) with dimensions of approximately 550 metres by 200 metres. The parcel slopes down from south to north and is currently undeveloped.

The parcel has two vehicular accesses from Sarcee Trail NW and Sherview Drive NW. There are two transit stops located along the east property line of the subject parcel abutting Sherview Drive NW. With the available road network and transit stops, the parcel is easily accessible by foot, bicycle, transit or vehicle.

Surrounding development includes the Spyhill Waste Management Facility to the west, an Environmental Reserve for wetlands to the north, a residential neighborhood to the east, and commercial development to the south. Other I-C designated parcels are located on both sides of Sarcee Trail NW, 150 metres north of 128 Avenue NW.

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A western portion of the subject parcel is within the legislated setbacks from the Spyhill Waste Management Facility (Attachment 3) and is governed by the *Subdivision and Development Regulations*. These regulations will limit certain uses (residences, food establishments, schools, hospitals) from locating within the prescribed setback through the development permit process. As identified in *Figure 1*, the community of Sherwood reached its peak population in 2018.

Figure 1: Community Peak Population

Sherwood	
Peak Population Year	2018
Peak Population	5,864
2018 Current Population	5,864
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Sherwood](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for light industrial uses and complementary small-scale commercial uses. Though a minor amendment to the *Symons Valley Community Plan* is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

A DC Direct Control District ([Bylaw 114Z2002](#)) was first applied to the subject parcel in 2003 when the first land use amendment application for the Beacon Hill Shopping Centre was approved. In 2003, the DC District had guidelines requiring phasing of development to address concerns related to market impact and downstream transportation network capacity. After further market and transportation analysis in 2005, it was concluded that Stoney Trail/Sarcee Trail interchange would provide sufficient downstream network capacity and the commercial centre should be allowed to build-out under a market-driven time frame without the need of any phasing of development. A subsequent DC Direct Control District ([Bylaw 109Z2005](#)) was applied to the subject parcel in 2005 removing DC guidelines that required the phasing of development until market impact and transportation capacity issues are resolved.

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The current DC Direct Control District ([Bylaw 109Z2005](#)) is based on the General Light Industrial (I-2) District of Bylaw 2P80. The purpose of this District is to provide for a wide range of general light industrial and associated uses which are compatible with each other and do not adversely affect surrounding non-industrial land uses. This DC District allows for up to 107,439 square metres of building floor area (based on a maximum FAR of 1.0) to be developed with a 12 metre height limit. This DC District does not allow for retail and personal service uses and has a use area limitation for restaurant uses.

The proposed I-C District is an industrial designation and is intended to be located along major streets or expressways. The I-C District provides for light industrial with compatible and complementary small-scale commercial uses. Similar to the existing DC District, the I-C District also allows for up to 107,439 square metres of building floor area (based on a maximum FAR of 1.0) to be developed with a 12 metre height limit. In addition to the general light industrial and office uses, the I-C District provides for more flexibility with commercial uses including retail and consumer service and restaurant uses. The I-C District has use area limitation for retail and consumer service uses. The I-C District has setbacks, screening, landscaping and building design requirements that address aesthetic concerns associated with highly visible locations.

Development and Site Design

The applicable land use policies and the rules of the proposed I-C District will provide guidance for the future development of the site including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the Sherview Drive NW frontage;
- ensuring building and site design addresses aesthetical concerns associated with this highly visible location; and
- ensuring that uses prohibited within the Spyhill Waste Management Facility setback are not located within these setbacks.

Environmental

An Environmental Site Assessment was not required. Subject to adherence to provincial setback requirements from a waste management facility, there are no environmental concerns associated with the site or this proposal.

Transportation

Site access will be available via a private road that connects from Sarcee Trail NW to Sherview Drive NW. Details of the access design will be finalized at the development permit stage. There are two transit stops located along the east property line of the subject parcel abutting Sherview Drive NW. Route 82 (Nolan Hill) and Route 115 (Symons Valley Parkway) are included at these transit stops, providing access from the area to the Tuscany and Brentwood LRT Stations.

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At the development permit stage, the developer will be responsible for the cost of intersection signalization for the intersections of the site access road at Sarcee Trail NW and Sherview Drive NW.

A Transportation Impact Assessment (TIA) was reviewed as part of this application. The TIA findings have been accepted by Administration.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders, including Sherwood Community Association, and was notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Administration did not receive any public responses related to this application.

The applicant-led engagement included a meeting with Sherwood Community Association representatives. Sherwood Community Association provided a conditional letter of support for this application (Attachment 4).

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2019)

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.

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Municipal Development Plan (Statutory – 2009)

[Map 1: Urban Structure](#) of [Municipal Development Plan](#) (MDP) includes the subject parcel within the Public Utility typology. While no specific policies are outlined in the MDP for this typology, the typology is intended to recognize the parcel's location in proximity to the Spyhill Waste Management Facility, and the legislated setbacks that encroach on a western portion of the subject parcel.

It is recognized that the boundaries of the Public Utility typology are general in nature and, in this instance, the typology immediately adjacent (Planned Greenfield with Area Structure Plan) provides the most appropriate MDP policy direction. In this regard, policy 3.6.1(a) of the MDP directs that Area Structure Plans in existence prior to the adoption of the MDP are recognized as appropriate policies to provide specific direction for development of the local community. Thus the policies of the *Symons Valley Community Plan* provide direction.

Symons Valley Community Plan (Statutory – 2001)

The subject site is located within the area covered by the [Symons Valley Community Plan](#), which is a statutory Area Structure Plan. [Map 3: Land Use Concept of Symons Valley Community Plan](#) shows the subject parcel within the Business Park Area typology.

The purpose of the Business Park Area, as outlined in Section 5.1.1, is to provide for light industrial, commercial and office uses within a serviced business park. Section 5.1.2 further speaks to the composition of intended land uses and the nature of compatibility and design of the business park area. The intent of the policy is for future development to provide for a compatible interface with the adjacent community and an attractive appearance when viewed from an adjoining road.

The proposed I-C District complies with these policies as it allows for light industrial and small-scale commercial uses that are compatible with and complement light industrial uses. The I-C District has setbacks, screening, landscaping and building design requirements that address aesthetical concerns associated with highly visible locations.

Currently, Section 5.1.2(1) Composition of Business Park Area includes a reference to General Light Industrial (I-2) District of Bylaw 2P80 for allowed commercial uses within the Business Park Area. An amendment to the *Symons Valley Community Plan* is proposed with this land use redesignation which will remove this reference (Attachment 2). This proposed amendment is supported by Administration as the existing reference to General Light Industrial (I-2) District of Bylaw 2P80 will create unwarranted inconsistency at the development permit stage when a proposal would be reviewed under the proposed I-C District from Land Use Bylaw 1P2007. In addition to this, a reference to a land use district within an Area Structure Plan for determining land use composition appears redundant and it is no longer a preferred practice for writing policy.

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Subdivision and Development Regulations (Alberta Regulation – 2002)

A western portion of the subject parcel is within the legislated setbacks from the Spyhill Waste Management Facility and is governed by *Section 13 of the [Province of Alberta Subdivision and Development Regulation \(AR 43/2002\)](#)* (Attachment 3). These regulations will limit certain uses (residences, food establishments, schools, hospitals) from locating within the prescribed setbacks (450 metres from working area, 300 metres from disposal area) through the development permit process.

Social, Environmental, Economic (External)

The recommended land use allows for light industrial and small-scale commercial uses that are compatible with and complement light industrial uses.

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 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 proposal conforms to the intent and objectives of the *Symons Valley Community Plan*, as amended, and is in keeping with the applicable policies of the *Municipal Development Plan*. The Industrial – Commercial (I-C) District allows for light industrial and small-scale commercial uses that are compatible with and complement light industrial uses. The I-C District will allow for a compatible interface with the adjacent community and an attractive appearance when viewed from the adjoining roads.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed Amendment to the Symons Valley Community Plan
3. Spyhill Waste Management Facility Setbacks
4. Community Association Letter