

Planning & Development Report to
Calgary Planning Commission
2020 February 06

ISC: UNRESTRICTED
CPC2020-0142

**Land Use Amendment in Skyview Ranch (Ward 5) at 151 and 171 Skyview Bay NE,
LOC2019-0163**

EXECUTIVE SUMMARY

This application was submitted by Tarjan Group Architects & Interior Designers on 2019 October 25, on behalf of landowner Skyview Prana Living Inc. This application proposes to redesignate the subject parcels from Multi-Residential – High Density Low Rise (M-H1) District to a DC Direct Control District based on the M-H1 District to allow for:

- multi-residential development (e.g. apartment buildings) with support commercial multi-residential uses;
- the uses listed in the M-H1 designation with the additional discretionary uses of Supermarket, Medical Clinic, Fitness Centre and Pet Care Service; and
- the maximum building height and floor area ratio remain unchanged.

The proposal is in conformance with applicable policies of the *Northeast Community 'A' Area Structure Plan* and 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 redesignation of 1.70 hectares \pm (4.20 acres \pm) located at 151 and 171 Skyview Bay NE (Plan 1712392, Block 38, Lots 4 and 5) from Multi-Residential – High Density Low Rise (M-H1) District **to** DC Direct Control District to accommodate the additional uses of Supermarket, Medical Clinic, Fitness Centre and Pet Care Service, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 FEBRUARY 06:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 1.70 hectares \pm (4.20 acres \pm) located at 151 and 171 Skyview Bay NE (Plan 1712392, Block 38, Lots 4 and 5) from Multi-Residential – High Density Low Rise (M-H1) District to DC Direct Control District to accommodate the additional uses of Supermarket, Medical Clinic, Fitness Centre and Pet Care Service, with guidelines (Attachment 2); and
2. Give three readings to **Proposed Bylaw 44D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

This application was submitted by Tarjan Group Architects & Interior Designers on 2019 October 25, on behalf of landowner Skyview Prana Living Inc. No development permit application has been submitted at this time.

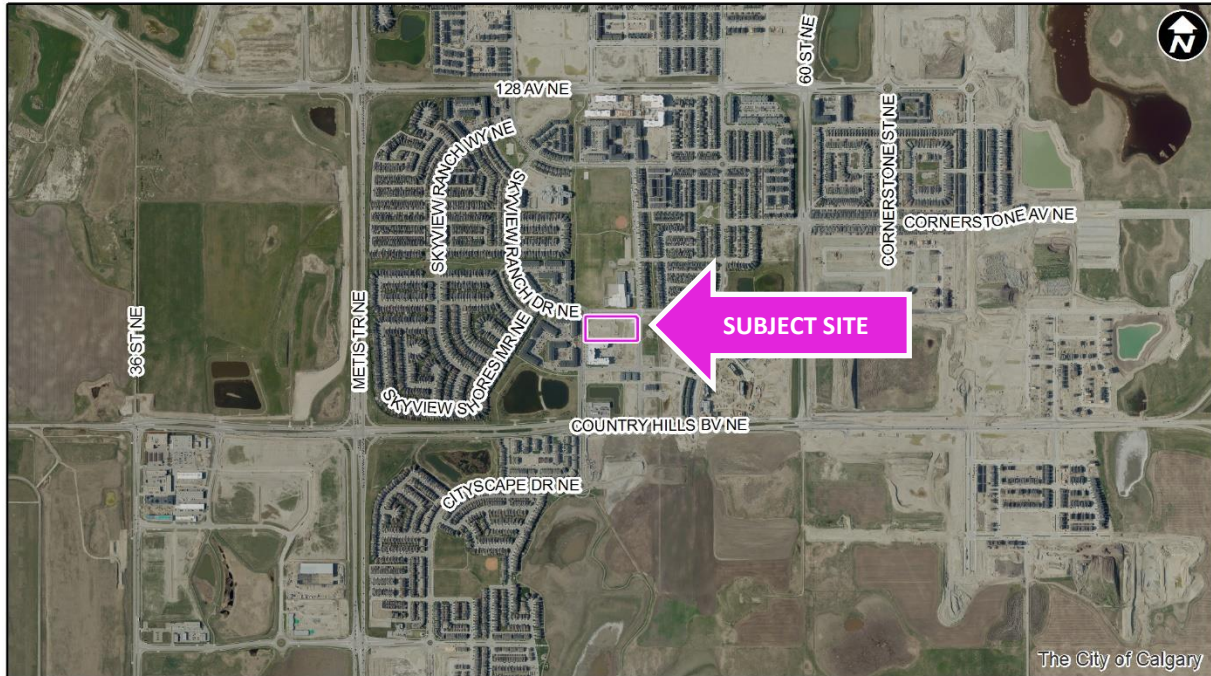
In October 2016, a multi-residential building was approved at 151 and 171 Skyview Bay NE each under a development permit (DP2016-1196). At that time, no support commercial multi-residential uses were proposed in either of the buildings. These buildings have not been constructed. In August 2019, the proposed multi-residential building at 171 Skyview Bay NE was redesigned to include support commercial multi-residential uses on the ground floor under another development permit (DP2019-2518).

The Applicant Submission (Attachment 1) requests certain flexibility with the support commercial multi-residential uses currently allowed under M-H1 District. The applicant intends to accommodate a supermarket use with approximately 700 square metres at 171 Skyview Bay NE and a medical clinic use at 151 Skyview Bay NE in the near future. To build in further flexibility, the applicant has also requested fitness centre and pet care service uses. A new development permit will be required to accommodate any of these four additional uses pending Council's approval of this land use redesignation application.

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Site Context

The subject parcels are located in the northeast community of Skyview Ranch on the southeast side of the intersection of Skyview Ranch Drive NE and 52 Street NE. The subject parcels have Skyview Link NE to the east. The subject parcels are individually 93 metres by 90 metres in size and have a total area of approximately 1.7 hectares (4.2 acres). The parcel located at 151 Skyview Bay NE is currently developed with a show suites building and the parcel located at 171 Skyview Bay NE is currently vacant.

The subject parcels have driveway accesses from Skyview Bay NE, 52 Street NE and Skyview Ranch Street NE. The subject parcels have pedestrian-only access from Skyview Ranch Drive NE. These parcels are easily accessible by foot, bicycle, transit or vehicle. The nearest transit stop is located along the north property line of the parcel located at 171 Skyview Bay NE. The subject parcels are located approximately 800 metres (10-minute walk) from the proposed Country Hills LRT Station.

Surrounding development consists of four to six-storey multi-residential buildings to the west and south, a K-9 school to the north, and a neighbourhood park and low-density residential to the east.

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As identified in *Figure 1*, the community of Skyview Ranch reached its peak population in 2019.

Figure 1: Community Peak Population

Skyview Ranch	
Peak Population Year	2019
Peak Population	11,707
2019 Current Population	11,707
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The existing M-H1 District allows for multi-residential development and support commercial multi-residential uses. The proposed DC Direct Control District (Attachment 2) will provide flexibility with support commercial multi-residential uses with the addition of supermarket, medical clinic, fitness centre and pet care service. The proposed redesignation was reviewed against the policies of the *Northeast Community 'A' Area Structure Plan* and the *Municipal Development Plan*. The proposal complies with the applicable policies as discussed in the Strategic Alignment section of this report. Consideration was given to the appropriateness of support commercial multi-family uses within this site and that the development permit for the building located at 171 Skyview Bay NE is already approved with support commercial multi-residential uses.

Planning Considerations

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

Land Use

The current M-H1 District is a multi-residential designation to provide for multi-residential buildings with support commercial multi-residential uses. This District is intended to be typically located at community nodes and transit and transportation corridors and nodes. At this location, the M-H1 District allows for up to 68,000 square metres of building floor area (based on a maximum FAR of 4.0) to be developed with a 26-metre height limit. The support commercial multi-residential uses allowed under M-H1 District include uses such as child care service, convenience food store, retail and consumer service, restaurant, and office. The maximum use area for each commercial multi-residential use under M-H1 District is 300 square metres.

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The proposed DC Direct Control District (Attachment 2) is based on the current M-H1 District. The proposed DC District provides flexibility with the support commercial multi-residential uses by adding supermarket, medical clinic, fitness centre and pet care service uses as discretionary uses. The maximum building height and building floor area allowed under the current M-H1 District remained unchanged with this proposed DC District. Other rules regulating support commercial multi-residential uses remain unchanged with this proposed DC District.

A development permit (DP2019-2518) was approved in August 2019 at 171 Skyview Bay NE for a multi-residential building with support commercial uses. One of the commercial rental units (CRUs) located at the southwest corner of the building is approved for a convenience food store which may have a maximum floor area of 465 square metres. During the review process, the applicant requested additional floor area for this use which would be recategorized the convenience store as a supermarket use according to the Land Use Bylaw 1P2007 – thus triggering this land use amendment application. The application was made for two parcels because the applicant intends to have a medical clinic use at 151 Skyview Bay NE.

To build further flexibility with commercial uses and to address the needs of a developing community, additional uses similar to support commercial multi-residential uses were discussed with the applicant. Consequently, fitness centre and pet care service uses were also added in the proposed DC District in addition to the applicant's near-term need for supermarket and medical clinic uses. The proposed DC District is to provide this flexibility with the support commercial multi-residential uses already allowed under the current M-H1 District.

Development and Site Design

There are a number of existing development approvals already issued for these sites. The applicant may desire to change approved support commercial multi-residential uses or accommodate additional uses such as supermarket and medical clinic on the subject parcels through new development approvals processes post decision on this land use redesignation application. The applicable land use policies and the rules of the proposed DC Direct Control District will provide guidance for the future appropriate uses, landscaping and parking.

Environmental

An Environmental Site Assessment was not required. There are no environmental concerns associated with the site or this proposal.

Transportation

Vehicular access to the subject parcels is available from 52 Street NE, Skyview Link NE and Skyview Bay NE. Pedestrian-only access is available from Skyview Ranch Drive NE. Details of the access design will be finalized at the development permit stage. There is a transit stop located along the north property line of the subject parcels abutting Skyview Ranch Drive NE. Route 145 (Skyview Ranch/Redstone) is included at this transit stop, providing access from the area to the Saddletowne LRT Station. The subject parcels are located approximately 800 metres (10-minute walk) from the future expansion of the Blueline- Country Hills LRT Station.

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At the development permit stage, the developer may be required to provide further parking analysis to support proposed uses. A Transportation Impact Assessment was not required for this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the subject site and will not be affected by the proposed land use redesignation. Specific details of site servicing and stormwater management will be reviewed in detail as part of future development permit applications.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders, including Skyview Ranch 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 responses related to this application from the community association and the adjacent landowners. No public meetings were conducted by the applicant in direct relation to this land use application.

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.

Municipal Development Plan (Statutory – 2009)

[Map 1: Urban Structure](#) of [Municipal Development Plan](#) (MDP) includes the subject parcel within the Planned Greenfield with Area Structure Plan (ASP) typology. Policy 3.6.1(a) of the MDP directs that Area Structure Plans in existence prior to the adoption of the MDP are recognized

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as appropriate policies to provide specific direction for development of the local community. Thus, the policies of the *Northeast Community 'A' Area Structure Plan* provide direction.

Northeast Community 'A' Area Structure Plan (Statutory – 2007)

The subject parcels are located within the area covered by the [*Northeast Community 'A' Area Structure Plan*](#) (ASP). Map 3: Land Use Concept of the ASP shows the subject parcels within the Predominantly Residential Area typology and as part of a Neighbourhood Node.

Section 6.2 of the ASP details the purpose and policies of the Neighbourhood Node. The purpose of the Neighbourhood Node is to provide a transit focus and meeting place for the surrounding residential area. These nodes will contain transit stops, a concentration of higher density housing as well as other suitable transit supportive uses such as local commercial uses or child care facilities. The policies related to the composition of the Neighbourhood Node emphasize on mixed-use development and a diversity of uses to facilitate adaptive change in the community over time. In order to facilitate adaptive change in the community over time, the land use designations within the Neighbourhood Node should also contain discretionary land uses such as community-oriented institutional, recreational, local commercial, or other uses determined to be transit supportive (e.g. live-work uses, corner stores, dry cleaners, day-care centres, restaurants, senior centres, local small offices, personal service businesses).

Section 4.7 of the ASP addresses Community Adaptability and acknowledges the challenge associated with ASP implementation with the changing needs of the community. The ASP suggests that the Major Activity Centre (MAC) and Neighbourhood Nodes provide logical opportunities for a flexible approach to land use zoning.

The proposed DC Direct Control District is based on the current M-H1 District. The M-H1 District already allows for the development of support commercial multi-residential uses such as child care service, convenience food store, office, retail and consumer service, restaurant, live work unit, and assisted living. The proposed DC District complies with the applicable ASP policies as it provides flexibility with the support commercial multi-residential uses to meet the changing needs of the community by adding supermarket, medical clinic, fitness centre and pet care service uses as discretionary uses.

Social, Environmental, Economic (External)

The proposal provides flexibility with the currently allowed support commercial multi-residential uses. This will allow the owner to attract a wider variety of commercial tenants in the future and provide more local services for the benefit of residents in the area having spin off benefits for social and environmental aspects.

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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 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 is in keeping with applicable policies of the *Northeast Community 'A' Area Structure Plan* and the *Municipal Development Plan*. The proposed DC Direct Control District provides flexibility with the currently allowed support commercial multi-residential uses by adding the additional uses of Supermarket, Medical Clinic, Fitness Centre and Pet Care Service. This additional flexibility provided by these local commercial and service related uses help address the changing needs of the community, provides more local services in a walkable location to a growing residential population, and helps ensure a more active and vibrant streetscape.

ATTACHMENT(S)

1. Applicant Submission
2. **Proposed Bylaw 44D2020**