

**LAND USE AMENDMENT
NOLAN HILL (WARD 2)
SARCEE TRAIL NW AND 128 AVENUE NW
BYLAW 147D2017**

MAP 36NW

EXECUTIVE SUMMARY

This Land Use redesignation application seeks to redesignate the subject site from the Industrial – General (I-G) District to the Industrial – Commercial (I-C) District (4.4 hectares of the site) and the Industrial – Business (I-Bf1.0h12) District (2.2 hectares of the site). This amendment would allow for a range of light industrial uses and compatible small-scale commercial uses on the site whereas the current I-G District permits a variety of light and medium industrial uses with more limited opportunities for supportive commercial uses.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 March 09

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 147D2017; and

1. **ADOPT** the proposed redesignation of 6.60 hectares ± (16.30 acres ±) located at 13011, 13012 – 53 Street NW, and 5401 – 144 Avenue NW (SE1/4 Section 35-25-2-5; SW1/4 Section 36-25-2-5; Plan 0611993, Area A) from Industrial – General (I-G) District to Industrial – Business f1.0h12 (I-Bf1.0h12) District and Industrial – Commercial (I-C) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 147D2017.

REASON(S) FOR RECOMMENDATION:

The recommended land use bylaw amendments are intended to align the land use designations with approved policy, create more marketable parcels and establish a higher quality interface with Sarcee Trail NW and the environmental reserve and residential development to the north. The proposed Industrial – Commercial (I-C) and Industrial – Business (I-Bf1.0h12) districts allow for a range of uses which are of a more “light industrial” and “business park” nature than the general range of industrial uses allowed by the existing Industrial – General (I-G) designation and are more appropriate given the surrounding community context. The proposal conforms to the relevant policies of the Municipal Development Plan and serves to implement the “Business Park Area” policies of the Symons Valley Community Plan.

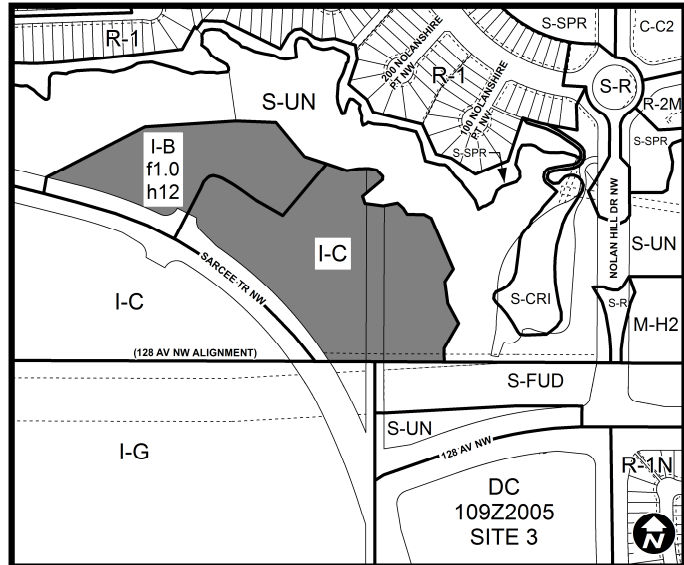
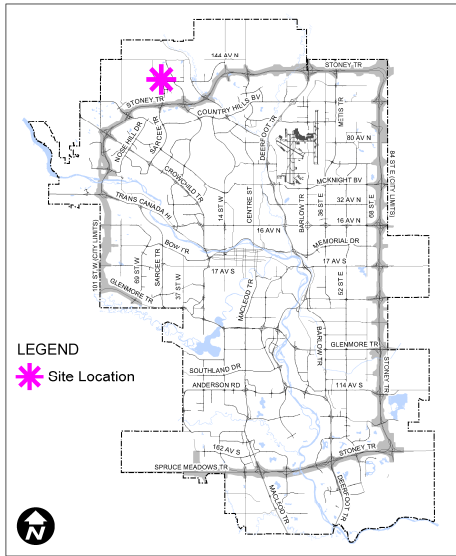
ATTACHMENT

1. Proposed Bylaw 147D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 6.60 hectares \pm (16.30 acres \pm) located at 13011, 13012 – 53 Street NW, and 5401 – 144 Avenue NW (SE1/4 Section 35-25-2-5; SW1/4 Section 36-25-2-5; Plan 0611993, Area A) from Industrial – General (I-G) District **to** Industrial – Business f1.0h12 (I-Bf1.0h12) District and Industrial – Commercial (I-C) District.

Moved by: M. Foht

Carried: 7 – 1

Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- I opposed these rezoning (land use amendment) because:
 - a. The outcome will be to create two “strip malls” separated by Sarcee Trail NW and from any surrounding community;
 - b. This application is contrary to the intent of the approved ASP, which seeks to create an employment centre and a balance of housing/jobs in this area;
 - c. This application would have been more supportive as “DC” linked to a high quality urban design concept with environmental buffer/landscape treatment along its extensive rear interface with an “ER” area/stream.

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Applicant:

NORR Architect Planners

Landowner:

Madacalo Investments Ltd
United Acquisition II Corp

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the northwest quadrant of the City in the southwest portion of the community of Nolan Hill. Specifically, it is situated on north side of Sarcee Trail NW, approximately 200 metres north of 128 Avenue NW. The site comprises an area of approximately 6.6 hectares and is accessed from Sarcee Trail NW. Surrounding land uses include the Spyhill Waste Management Facility to the south and an environmental reserve and residential community to the north. The site is currently undeveloped.

The lands fall within the area covered by the Symons Valley Community Plan. The lands are located within "Community A" in the Community Plan and are further identified as part of the "Business Park Area".

Of note, lands adjacent to this site on the south side of Sarcee Trail NW were recently redesignated from I-G to I-C by City Council as a result of a site-specific application from the same applicant in 2016.

LAND USE DISTRICTS

The application proposes to redesignate the southeastern portion of the property (4.4 hectares) to Industrial – Commercial (I-C) and the northwestern portion (2.2 hectares) to Industrial – Business (I-Bf1.0h12). The proposed Industrial – Commercial (I-C) District and Industrial – Business (I-Bf1.0h12) would allow for a range of uses which are of a more "light industrial" and "business park" nature than the general range of industrial uses allowed by the existing Industrial – General (I-G) designation.

In accordance with Part 8, Division 5 of the Land Use By-law, the Industrial Commercial (I-C) district is intended to be characterized by:

- (a) locations on the perimeter of industrial areas, along *major streets* or *expressways*;
- (b) light industrial *uses* that are unlimited in size;
- (c) small scale commercial *uses* that are compatible with and complement light industrial *uses*;

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- (d) controls to ensure that *developments* provide a transition between other land use districts and the Industrial – General District or between highly visible industrial *parcels* and the Industrial – General District;
- (e) setbacks, *screening*, landscaping and *building* design that addresses aesthetic concerns associated with highly visible locations; and
- (f) *parcels* located within 200.0 metres of a *major street* or *expressway*.

In accordance with Part 8, Division 3 of the Land Use By-law, the Industrial Business (I-B) District is intended to be characterized by:

- (a) prestige, high quality, manufacturing, research and office *developments*;
- (b) *parcels* in desirable locations that contribute to employment centres or locations that are visible from *expressways* and *major streets*;
- (c) activities contained within *buildings*;
- (d) a limited range of small *uses* that provide services to the office and industrial *uses* within the immediate area;
- (e) pedestrian pathway connections to and between *buildings* and to transit;
- (f) flexibility in *building* density established through *floor area ratios* for individual *parcels*; and
- (g) varying *building heights* established through maximum *building height* for individual *parcels*.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan

Map 1: Urban Structure of the *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 Public Utility is intended to recognize the site's location in proximity to the Spyhill Waste Management Facility, and the 450 metre landfill setback that encroaches on the subject parcels.

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)

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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. This points us to the policies of the Symons Valley Community Plan to provide direction.

Symons Valley Community Plan

The subject site is located within the area covered by the Symons Valley Community Plan, which is a statutory Area Structure Plan. Specifically, the site is identified as part of the “Business Park Area” planned for “Community A” in the Symons Valley Plan. The purpose of the Business Park Area as expressed in Section 5.1.1 of the plan 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 adjacent residential development and natural features and to provide an attractive built interface and site design with adjacent public roadways.

The recommended land use amendments are intended to align the land use designations with approved policy by allowing for the range of uses identified in Section 5.1 of the Symons Valley Community Plan and establish a higher quality interface with the environmental reserve and residential development to the north. The proposed I-C and I-Bf1h12 districts allow for a range of uses which are of a more light industrial and business park nature than the general range of industrial uses allowed by the existing I-G designation and provide development standards relating to site design and built form are more appropriate given the surrounding context.

Subdivision and Development Regulations

The area is governed by the requirements of the Subdivision and Development Regulation, which prohibit certain uses (residences, food establishments, schools, hospitals) from locating within a prescribed setback from the Spy Hill Sanitary Landfill site. This restriction would limit certain discretionary uses of the proposed districts through the Development Permit process.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was not required as part of the application but it is noted that no direct access will be provided to Sarcee Trail NW for future individual parcels and all accesses will be from a new internal roadway. The specific design and location of such accesses will be dealt with at a future tentative plan or development permit stage and a TIA may be required at that time.

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UTILITIES & SERVICING

Water, Sanitary and Stormwater services are all available along Sarcee Trail NW. Further details will be considered through a future Tentative Plan and/or Development Permit process.

ENVIRONMENTAL ISSUES

The proposed land use redesignation from I-G to I-C and I-B will not introduce any new potential for environmental issues. Confirmation of appropriate boundaries and setbacks from the adjacent environmental reserve will be addressed in detail prior to the first tentative plan or stripping and grading permit.

ENVIRONMENTAL SUSTAINABILITY

No environmental sustainability issues were identified as part of this application.

GROWTH MANAGEMENT

This land use proposal does not require additional capital infrastructure investment and therefore no growth management concerns have been identified at this time.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received at the time of writing of this report.

Citizen Comments

No comments were received at the time of writing of this report.

Public Meetings

No public meetings were held by the applicant or administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel consist of an area of approximately 6.6 ha (16.3 ac) and is located in the south-west portion of Nolan Hill. The site is currently designated as I-G, and is on the North side of Sarcee Trail NW. The Spyhill landfill site is located directly south of the subject site and the 450m landfill set back encroaches on the subject parcel. An environmental reserve is also located directly north of the parcl, and beyond that are the low density residential districts of Nolan Hill.

This land falls under the Symons Valley Community Plan (2001), labelled as "Business Park Area". More specifically, "The purpose of this area is to provide for light industrial, commercial and office uses within a serviced business park". We propose to redesignate the 6.6 ha from I-G to I-C and I-B, with a maximum height of 12m and a FAR of 1.0. We believe that the Industrial - Commercial (I-C) and Industrial (I-B) designation best captures the intent of the Symons Valley Community Plan because the designations allow for the widest range of uses of light industrial, commercial, and office.

We believe that I-C and I-B zoning will ensure that residents are not negatively impacted by heavier industrial uses. The current I-G designation allows a number of uses that are not desirable to live in close proximity to.