

LAND USE AMENDMENT
NOLAN HILL (WARD 2)
SARCEE TRAIL NW AND 128 AVENUE NW
BYLAW 314D2016

MAP 35NW

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate the subject site from the Industrial – General (I-G) District to the Industrial – Commercial (I-C) District. This land use amendment would accommodate a different package of uses on the site.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 October 20

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 314D2016; and

1. **ADOPT** the proposed redesignation of 13.60 hectares \pm (33.60 acres \pm) located at 13011 – 53 Street NW (Portion of SE1/4 Section 35-25-2-5;) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 314D2016.

REASON(S) FOR RECOMMENDATION:

The proposed I-C District will allow for an appropriate package of uses within close proximity to residential areas and serve as a buffer from heavy industrial uses located further to west such as aggregate extraction. The proposal conforms with relevant policies of the Municipal Development Plan as well as provides for an appropriate context adjacent to the Business Park area of the Symons Valley Community Plan.

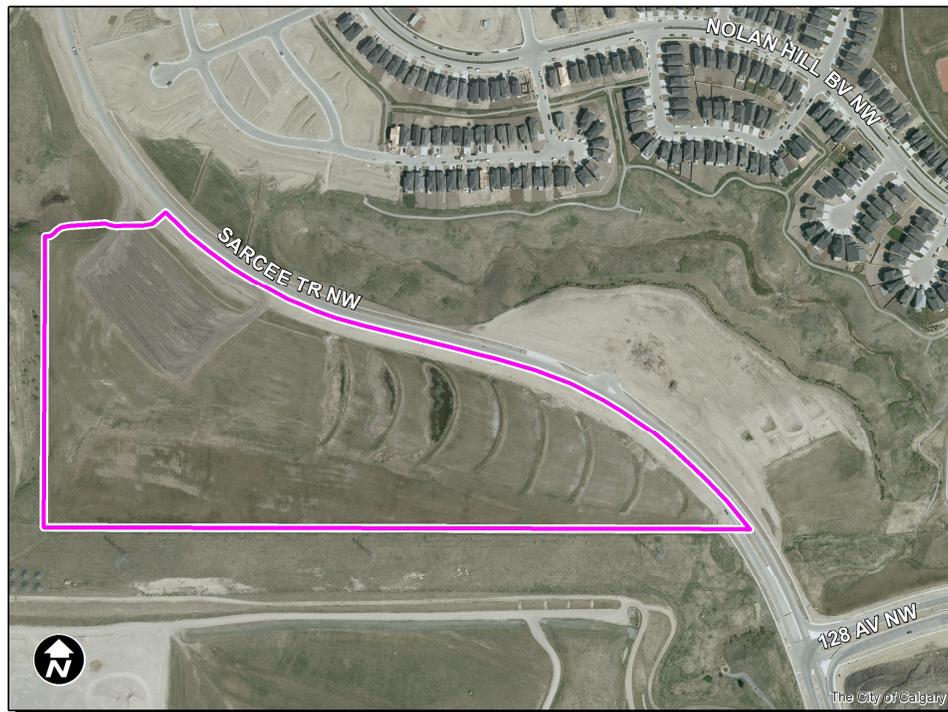
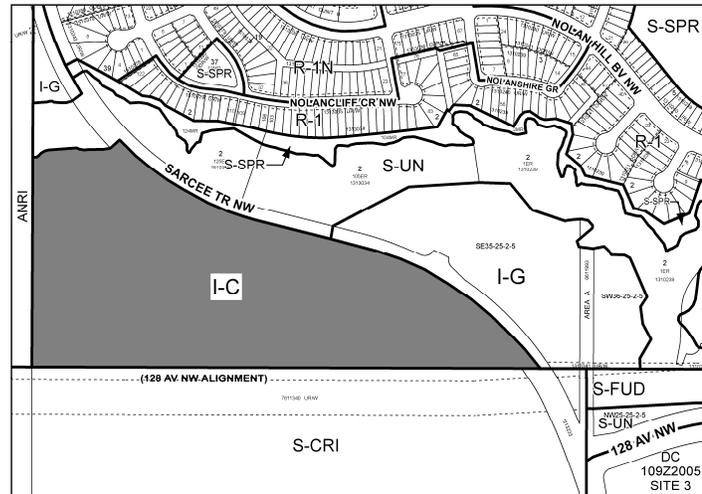
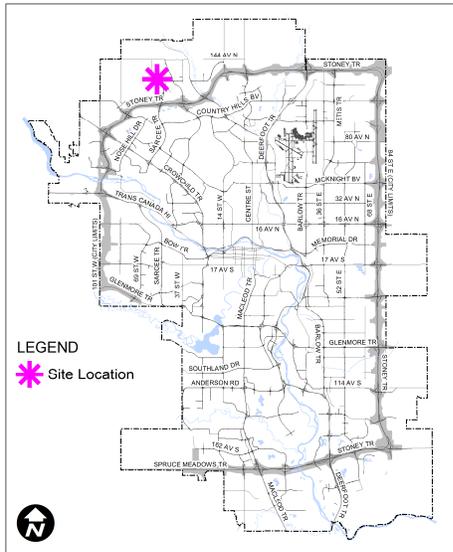
ATTACHMENT

1. Proposed Bylaw 314D2016

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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 13.60 hectares ± (33.60 acres ±) located at 13011 – 53 Street NW (Portion of SE1/4 Section 35-25-2-5;) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Moved by: M. Tita

Carried: 4 – 2

Opposed: G.-C. Carra and
R. Wright

Reasons for Opposition from Mr. Wright:

- I see a change in land use is premature and should be tied to a new ASP as per the North Regional Context Study (Section 7.3).

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Applicant:

NORR Architects Planners

Landowner:

Madacalo Investments Ltd
United Acquisition II Corp

PLANNING EVALUATION

SITE CONTEXT

Located in the northwest quadrant of the city adjacent to the Symons Valley Community Plan area, the subject site is relatively flat near Sarcee Trail NW and goes up in grade to the south west portion of the site. The site is located immediately adjacent to Sarcee Trail on the west side.

LAND USE DISTRICTS

The proposed land use district is the Industrial – Commercial (I-C) District. The purpose of the Industrial – Commercial (I-C) District is to allow for a wide range of low impact industrial uses but also provide for a number of small scale commercial uses. It is intended that parcels designated Industrial – Commercial (I-C) District be located on the edge of industrial areas and along major roadways.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The subject site is located within the Public Utility typology of the Municipal Development Plan. This typology is identified for large scale public utilities such as landfills and water treatment facilities. Although this application does not directly correlate to the a public utility use, the location along a major roadway and as a buffer from the residential uses to the north and east to the more intense uses to west is an appropriate location to serve this north west community with more localized services, thereby reducing dependence on the automobile and providing additional forms of employment in the immediate area.

North Regional Context Study

The site is also located within the North Regional Context Study. Although this study is not statutory, the study provides a forward looking framework for the area. The subject site is located within Cell B of this Study. The vision of this document provides this parcel to have an Industrial/Employment type use associated with it.

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Symons Valley Community Plan

The subject site is not located within the Symons Valley Community Plan, although it is important to note that the Plan area abuts this site to the east of Sarcee Trail NW. This Plan identifies the adjacent lands as future Business/Industrial Park. Therefore the subject site, sandwiched between a future Business/Industrial Park and aggregate extraction, the proposed land use of Industrial – Commercial (I-C) District would act as an appropriate transition.

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).

Subdivision and Development Regulations (SDR)

Section 13 of the SDR limits the approval of a school, hospital, food establishment or residential use on the majority of this parcel. This restriction would limit the use **Drinking Establishment – Small** as well as **Restaurant (Small and Medium)** on the site.

TRANSPORTATION NETWORKS

One vehicular access will be provided from Sarcee Trail NW. Additional access may be provided from Sarcee Trail NW through a right in, right out access.

UTILITIES & SERVICING

The water connection for the site is available from Sarcee Trail NW (300 millimetre PVC), but connection to this water main will be subject to looping of the water main at Sarcee Trail and 128 Avenue NW. Further details will be provided for this connection timing at the Development Permit stage.

Sanitary connection is available at Sarcee Trail NW (525 millimetre PVC). If the proposed density exceeds 55 persons/ha or the proposed peak wet flow exceeds 1 L/s, a Sanitary Servicing Study will be required at the Development Permit stage.

Storm sewer is available at Sarcee Trail NW (900 millimetre CON) and is subject to an allowable runoff rate targets according to the Sage Hill and Nolan Hill SMDP.

Each parcel will be required to connect directly to a public main however the number of individual lot service connections along Sarcee Trail NW shall also be minimized.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required 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. The proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

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

Citizen Comments

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

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcels consist of approximately 13.6 ha (33.6 ac) in the south-west portion of Nolan Hill. The site is currently designated I-G and is located south west of, and bordering, Sarcee Trail NW. The Spyhill landfill site is located directly south of the subject site and the permanent landfill setback encroaches on the subject parcels.

The site lies on the south side of Sarcee Trail and is included in the *North Regional Context Study*. While this study is not a statutory plan, it provides general land use guidance on the future development of the subject parcel. This study identifies the site as an "Industrial /Employment" area.

We propose to redesignate the site from I-G to I-C. These land use amendments align the land use designations with approved policy, create more marketable parcels and establish a higher quality interface with the environmental reserve and residential community to the north. The proposed land use designations allow for a broader range of light industrial and commercial uses which are more appropriate for the community context and the highly visible location on Sarcee Trail.