

LAND USE AMENDMENT
COUNTRY HILLS (WARD 4)
COUNTRY HILLS LANDING AND HARVEST HILLS BOULEVARD
NW
BYLAW 259D2016

MAP 21N

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate a single parcel from a DC Direct Control District to an Industrial – Business (I-B f0.5h14) District to allow for a broader list of industrial, office, and medical uses within an existing building in the community of Country Hills.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 August 25

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 259D2016; and

1. **ADOPT** the proposed redesignation of 0.54 hectares ± (1.33 acres ±) located at 70 Country Hills Landing NW (Plan 9912601, Block 14, Lot 12) from DC Direct Control District to Industrial – Business f0.5h14 (I-B f0.5h14) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 259D2016.

REASON(S) FOR RECOMMENDATION:

The proposed I-B District allows for a broad range of prestige, high quality, manufacturing, research and office developments and a limited range of small commercial uses that provide services to the office and industrial uses in the immediate area. The subject parcel is in a desirable location that contributes to the local employment centre and is visible from a major street. The proposal conforms to the relevant policies of the Municipal Development Plan and Calgary Transportation Plan.

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The proposed I-B District maintains the original intent of the current DC while allowing for additional discretionary uses and increasing maximum building height from 10.0 metres to 14.0 metres in order to conform to the approved development and building permits for this site. The subject parcel is surrounded by commercial development including quality office buildings. The proposed I-B designation will allow for broader industrial, medical, and office uses that complements the existing land uses in the local community.

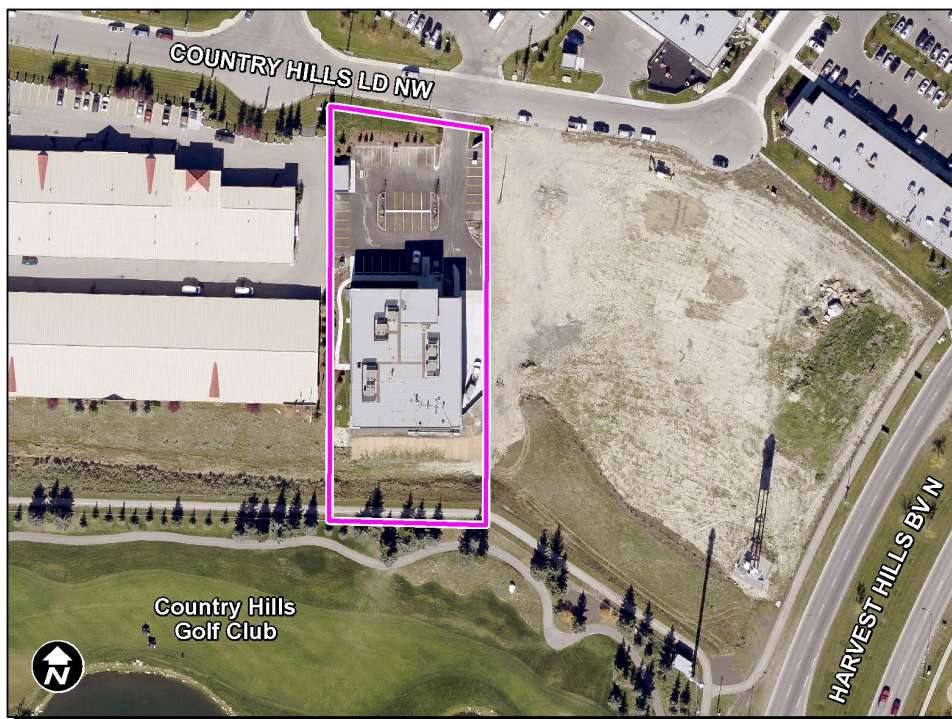
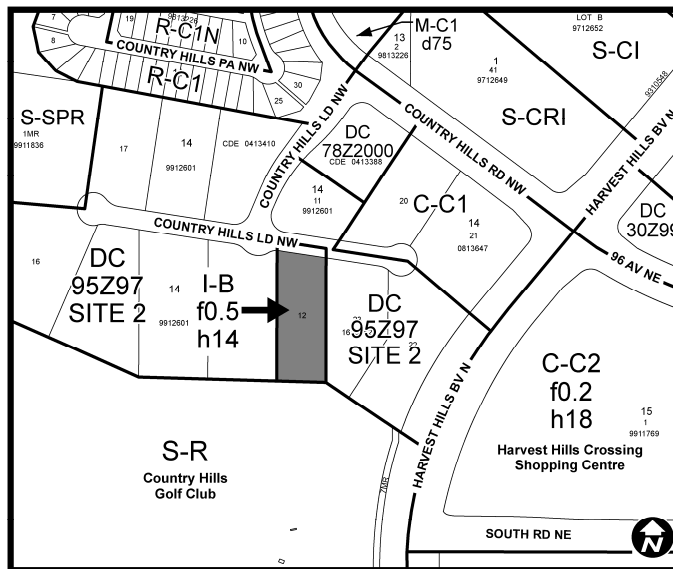
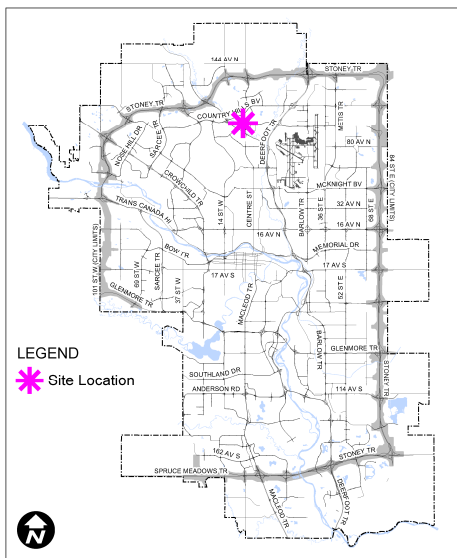
ATTACHMENT

1. Proposed Bylaw 259D2016

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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 0.54 hectares \pm (1.33 acres \pm) located at 70 Country Hills Landing NW (Plan 9912601, Block 14, Lot 12) from DC Direct Control District **to** Industrial – Business f0.5h14 (I-B f0.5h14) District.

Moved by: R. Wright
Absent: S. Keating and G. Morrow

Carried: 6 – 0

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Applicant:

NORR Architect Planners

Landowner:

Arcuri Developments Corp

PLANNING EVALUATION

SITE CONTEXT

Development permits and building permits have been approved for a two storey office building that is currently under construction on the site.

Country Hills Golf Course is located directed south of the subject parcel while Harvest Hills Crossing shopping area is located east of the site, across Harvest Hills Boulevard N. There is a mix of general light industrial and office uses located north and west of the site.

LAND USE DISTRICTS

Existing District

The existing land use on the site is a Direct Control District based on the I-2 General Light Industrial District from Land Use Bylaw 2P80. The I-2 District provides 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.

Proposed District

The I-B District is characterized by prestige, high quality, manufacturing, and research and office developments. I-B parcels are located in desirable locations that contribute to employment centres or locations that are visible from expressways and major streets with activities contained within buildings. The district allows for a limited range of small commercial uses that provide services to the office and industrial uses within the immediate area. The site design incorporates pedestrian pathway connections to and between buildings and to transit. Flexibility in building density established through floor area ratios for individual parcels and varying building heights established through maximum building height for individual parcels.

Land Use District Comparison Table

Refer to APPENDIX II for a comprehensive list of the Permitted and Discretionary uses in the existing DC and the proposed I-B District.

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The proposed land use district is appropriate as it is complimentary to the established land use pattern of the area and allows for a more efficient use of the land. The proposed development meets the intent of Land Use Bylaw 1P2007 with minor relaxations at the Development Permit stage.

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 (MDP)

The subject site is located within the Developed Residential Area and more specifically the Established Area as identified on Map 1 of the MDP. The site is adjacent to future LRT as well as an Industrial – Employee Intensive Area.

Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential and industrial policies of the MDP.

More specifically, the general MDP description of the Established Area refers to primarily residential communities containing a mix of low- and medium-density housing with support retail and other uses in relatively close proximity.

With respect to Industrial – Employee Intensive, it is intended for manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and require access to the Primary Transit Network. Sidewalks should be provided along all streets to connect businesses with the Primary Transit Network.

TRANSPORTATION NETWORKS

Vehicular access to the site is available from Country Hills Landing NW and parking is provided in front of the building and in an underground parkade.

The subject site is approximately 300 metres from the nearest Calgary Transit Stop (Routes 114 and 142).

UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the potential development without the need for off-site improvements at this time. Adjustments to on-site servicing may be required and will be determined at the development permit stage.

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ENVIRONMENTAL ISSUES

An Environment Impact Assessment was not required and no major environmental issues were identified during the review of this application.

ENVIRONMENTAL SUSTAINABILITY

The proposal does not entail any LEED or Green Building Principles.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and, therefore, there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Northern Hills Community Association (NHCA) was circulated as part of this application; they were circulated again 2016 August 15. No response was received.

Citizen Comments

Administration received one letter of objection to the proposal from nearby residents that raised the following concerns:

- The uses allowed under I-B (Medical Clinic and/Child Care Services);
- Impact of the new uses on traffic in the area; and
- Limited parking in the area with existing uses.

Public Meetings

No public meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel is located in Country Hills and consists of 0.54 ha (1.34 ac). Development and building permits are in place for building that is currently under construction on the site and is intended to accommodate primarily office uses when complete. The purpose of this land use application is to enable "Medical Clinic" uses in the building as these are not currently allowed under the existing Direct Control designation.

The current land use designation is a Direct Control District (95Z97) based on the General Light Industrial District (I-2) of the old land use bylaw 2P80. This DC district allows for a range of general industrial and office uses but it excludes automotive related uses, grocery and warehouse stores to name a few.

While the development that is currently under construction conforms to the current DC land use district, the owner is seeking the opportunity to allow Medical Clinic uses in the building. As such, the proposed Industrial Business (I-B) is the most suitable district under the current 1P2007 land use bylaw. This district maintains the original intent of the current DC district; however, it also includes Medical Clinic as a discretionary use. The proposed land use amendment caps the Floor Area Ratio to 0.5 and the building height to 14 metres in order to conform to the approved development and building permits for this site.

The subject parcel is surrounded by commercial development including quality office buildings. We believe the I-B designation is appropriate given the context and will allow a similar but broader range of uses that will benefit the local community. For these reasons we respectfully request Calgary Planning Commission and Council's support for our application.

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APPENDIX II
LAND USE COMPARISON TABLE

I-2	I-B
Permitted Uses	
Essential public services	Park
Parks and playgrounds	Sign – Class A
Utilities	Sign – Class B
	Sign – Class D
	Utilities
Permitted in Existing Approved Buildings	
Accessory food services	Catering Service – Minor
Accessory uses	Computer Games Facility
Ancillary commercial uses	Convenience Food Store
Athletic and recreational facilities	Counselling Service
Auction halls	Financial Institution
Auto body and paint shops	Information and Service Provider
Automotive sales and rentals	Library
Automotive services	Instructional Facility
Automotive specialties	Office
Cleaning, servicing, testing or repairing	Power Generation Facility – Small
Crematoriums and columbariums	Print Centre
Greenhouses and nurseries	Protective and Emergency Service
Grocery stores	Radio and Television Studio
Laboratories	Specialized Industrial
Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products	
Mechanical reproduction and printing establishments	
Motion picture production facilities	
Movement or storage of materials, goods or products	
Offices	
Parking areas and structures	
Power Generation Facility, Small-scale	
Radio and television studios	
Recreational and commercial vehicle repair, service, sales and rental	
Signs - Class 1	
Signs - Class 2 - freestanding identification only	

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Veterinary clinics	
Veterinary hospitals	
Discretionary Uses	
Amusement arcades	Child Care Service
Billiard parlours	Conference and Event Facility
Bottle return depots	Drinking Establishment - Small
Child care facilities	Drive Through
Commercial schools	Fitness Centre
Custodial quarters	Gas Bar
Drinking establishments	Health Services Laboratory – With Clients
Entertainment establishments	Hotel
Flea markets	Indoor Recreation Facility
Financial institutions	Medical Clinic
Gaming establishment - bingo	Motion Picture Production Facility
Hotels and motels	Outdoor Cafe
Intensive agricultural uses	Parking Lot – Grade
Kennels	Parking Lot – Structure
Liquor stores	Post-secondary Learning Institution
Outdoor cafe	Power Generation Facility – Medium
Power Generation Facility, Mid-scale	Print, Publishing and Distributing
Private clubs and organizations	Restaurant: Food Service Only – Small
Private schools	Restaurant: Licensed – Small
Public and quasi-public buildings	Retail and Consumer Service
Restaurants-food service only	Self Storage Facility
Restaurants-licensed	Sign – Class C
Signs - Class 2 - except for freestanding identification	Sign – Class E
Special function tents (commercial)	Sign – Class F
Take-out food services	Sign – Class G
Utility Building	Special Function – Class 2
Warehouse stores	Speciality Food Store
	Take Out Food Service
	Utility Building
	Vehicle Rental – Minor
	Wind Energy Conversion System – Type 1
Discretionary Uses – only allowed in conjunction with above uses	
	Drinking Establishment – Medium
	Restaurant: Food Service Only – Medium
	Restaurant: Licensed – Medium