

LAND USE AMENDMENT
COUNTRY HILLS (WARD 4)
COUNTRY HILLS LANDING AND HARVEST HILLS BOULEVARD NW
BYLAW 188D2015

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 September 24

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 188D2015; and

1. **ADOPT** 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 (I-B f0.5h14) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 188D2015.

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.

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

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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.

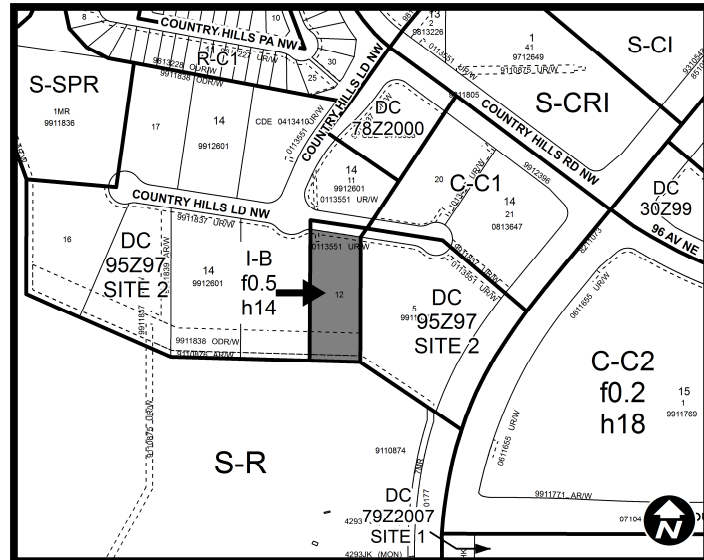
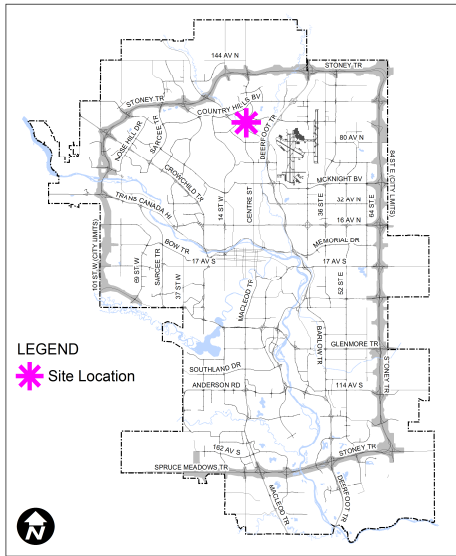
ATTACHMENT

1. Proposed Bylaw 188D2015

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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 (I-B f0.5h14) District.

Moved by: J. Gondek

Carried: 5 – 0

Absent: G.-C. Carra and S. Keating

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Applicant:

NORR Architect Planners

Landowner:

Arcuri Developments Corp

| Planning Evaluation Content | Issue | Page |
|---|-------|------|
| Density <i>Is a density increase being proposed.</i> | Yes | 5 |
| Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i> | Yes | 5 |
| Legislation and Policy <i>Does the application comply with policy direction and legislation.</i> | Yes | 6 |
| Transportation Networks <i>Do different or specific mobility considerations impact this site</i> | Yes | 6 |
| Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i> | No | 6 |
| Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i> | No | 6 |
| Public Engagement <i>Were major comments received from the circulation</i> | No | 7 |

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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.

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.

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LEGISLATION & POLICY

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*.

<http://www.calgary.ca/PDA/pd/Documents/Publications/mdp-municipal-development-plan.pdf>

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.

ENVIRONMENTAL ISSUES

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

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ENVIRONMENTAL SUSTAINABILITY

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

PUBLIC ENGAGEMENT

Community Association Comments

The Northern Hills Community Association (NHCA) was circulated as part of this application and responded with "No Objection" on the standard circulation response form on 2015 June 27.

Citizen Comments

The Planning Department received one letter against the application. Perceived issues and concerns in the letter can be summarized as follows:

- Concern with the allowed uses in the proposed I-B District and impact on parking in the area (Medical Clinic and/Child Care Services).
- 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 County Hills and consists of 0.54 (1.34 ac). Development and building permits are in place for a 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 of 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 |