

**LAND USE AMENDMENT
HORIZON (WARD 3)
NORTH OF MCKNIGHT BOULEVARD NE AND EAST OF
BARLOW TRAIL NE
BYLAW 60D2015**

MAP 33E

EXECUTIVE SUMMARY

The proposed land use amendment requests a maximum building height increase to 20 metres for the parcel currently designated Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District. The proposed new land use District is Commercial – Corridor 3 f1.0h20 (C-COR3 f1.0h20) District, providing a height increase of 8.0 additional metres from what is currently allowed. No other changes to the proposed land use designation are proposed.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 March 12

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 60D2015; and

1. **ADOPT** the proposed redesignation of 0.70 hectares ± (1.72 acres ±) located at 46 Hopewell Way NE (Plan 0412454, Block 3, Lot 10 from Commercial – Corridor 3f1.0h12 (C-COR3 f1.0h12) District **to** Commercial – Corridor 3 f1.0h20 (C-COR3 f1.0h20) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 60D2015.

REASON(S) FOR RECOMMENDATION:

The application proposes an 8 metre increase to the maximum building height permitted on the property. This will potentially allow a 20 metre high building to be constructed. The proposal is consistent with the Municipal Development Plan policies regarding development of industrial lands. It complies with the Airport Vicinity Protection Area (AVPA) maximum height provisions. The proposed new maximum building height provisions are also consistent with those already existing in the area. There will be no impacts to adjacent lands – and more significant massing of built form along McKnight Boulevard NE is an improvement to that which currently exists.

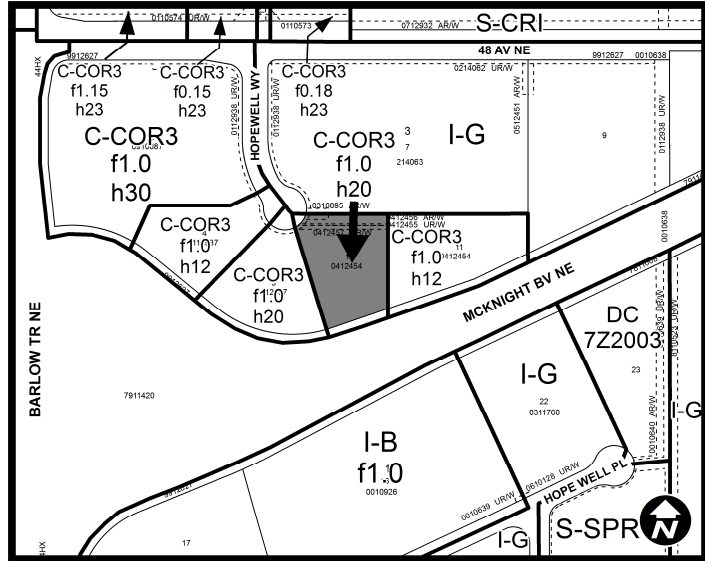
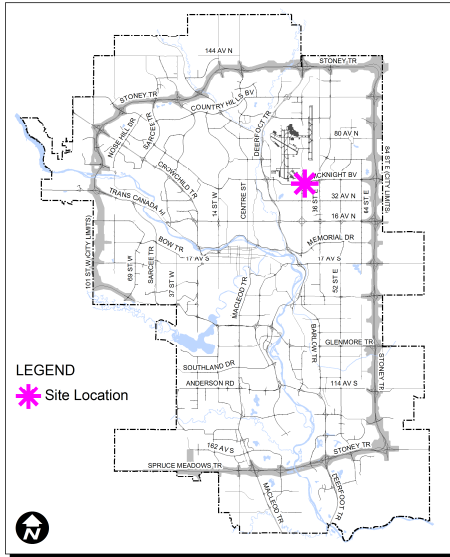
ATTACHMENT

1. Proposed 60D2015

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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 0.70 hectares \pm (1.72 acres \pm) located at 46 Hopewell Way NE (Plan 0412454, Block 3, Lot 10 from Commercial – Corridor 3f1.0h12 (C-COR3 f1.0h12) District **to** Commercial – Corridor 3 f1.0h20 (C-COR3 f1.0h20) District.

Moved by: J. Gondek
Absent: S. Keating

Carried: 7 – 0

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Applicant:

Citytrend

Landowner:

The United Food & Commercial
 Workers Benevolent Association

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	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	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	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
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject lands are located within the Horizon Business Park. The parcel consists of a of 0.70 hectares \pm (1.72 acres \pm) parcel located on the south-end of Hopewell Way NE. McKnight Boulevard NE lies immediately south of the subject lands.

The subject lands are currently vacant. Other uses currently existing within the Hopewell Way NE cul-de-sac include a number of hotels, an automobile rental agency, and office buildings. Silverwing Links Golf Course is located north of the subject lands, and northwest of the subject lands is the Calgary International Airport. The ground elevation of the subject lands is 1085 metres \pm above sea level.

A Development Permit has been applied for on the subject lands for a 3 storey office building. Through review of that Development Permit, it was identified that due to site grading and building façade design features, keeping the height to below 12 metres was not preferred. The Applicant has thus chosen to apply for the land use amendment which would allow a maximum building height of 20 metres – allowing for flexibility with the building proposed, future buildings on site (though none are anticipated at this time), and in keeping with the maximum building heights already established in the area.

LAND USE DISTRICTS

The application proposes to amend the land use designation from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Commercial – Corridor 3 f1.0h20 (C-COR3 f1.0h20) District, providing a height increase of 8.0 metres from what is currently allowed. No other changes to the existing land use designation are proposed.

LEGISLATION & POLICY

The subject lands are not located within an Area Structure Plan policy area; therefore, the policies of the Municipal Development Plan (MDP) establish the policy context for the site.

The lands are located within the Standard Industrial land use typology area of the MDP. The Standard Industrial policies generally encourage a broad range of industrial uses, uses that support the industrial function and provide services to the area, and discourage stand alone office uses and regional retail developments. They also provide some general policy direction related to mobility and the public realm.

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The subject lands are also within the Airport Vicinity Protection Area (AVPA). The lands are within the Noise Exposure Forecast (NEF) 30 contour area, which have a maximum height restriction of 1121.95 metres above sea level.

The amendment only proposes to increase the maximum height of the existing C-COR District provisions. It allows for a maximum height consistent with those that already exist in the area. It complies with Federal height regulations surrounding the airport. No policy concerns.

TRANSPORTATION NETWORKS

The subject lands are accessed from Hopewell Way NE, which is a cul-de-sac which extends south from 48 Avenue NE. 48 Avenue NE connects with Barlow Trail NE, with an at-grade intersection. There are no impacts on the transportation network from the proposed application.

UTILITIES & SERVICING

Site services will be extended from Hopewell Way NE. There are no impacts on the servicing infrastructure from the proposed application.

ENVIRONMENTAL ISSUES

There are no environmental issues of note.

ENVIRONMENTAL SUSTAINABILITY

There are no environmental sustainability issues of note.

GROWTH MANAGEMENT

There are no growth management issues of note.

PUBLIC ENGAGEMENT

Community Association Comments

There is no Community Association in this area.

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Citizen Comments

No written comments were received through the application circulation process.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

This application proposes the redesignation of approximately 0.705 hectares of land from C-COR 3 f1.0h12 to C-COR 3 f1.0h20.

The site is located in the community of Horizon in the city's northeast quadrant. The site is located directly north of McKnight Boulevard and is in close proximity to Calgary's International Airport. There are a mix of land uses in the area, predominantly Industrial-General and C-COR3.

46 Hopewell Way NE is currently vacant. A development permit application has been submitted (DP2014-4187) and is on hold until the land use issues related to height are resolved. The land use redesignation is to allow for height modifier of 20 rather than 12. No other changes to the current C-COR 3 designation are proposed.

The proposed Land Use District is C-COR 3 f1.0h20. This is very similar to the current land use on the site of C-COR 3 f1.0h12, the major difference being the increase in allowable height. This land use district is not unique to the area – the site directly to the west has the same land use district, FAR modifier and height modifier as is proposed. In addition, 31 Hopewell Way NE, located to the northwest of the subject site, has a land use district of C-COR3 f1.0h30, much higher than we are proposing in this application. The change to the height modifier will allow for new development on the site, as proposed in DP2014-4197.