

Land Use Amendment in Residual Sub-Area 2C (Ward 2) at 318 Nolanridge Crescent NW, LOC2024-0154

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.09 hectares ± (2.71 acres ±) located at 318 Nolanridge Crescent NW (Condominium Plan 2211785, Units 15, 16 and 17) from Industrial – Commercial (I-C) District to Direct Control (DC) to accommodate the additional use of Kennel, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the site to a Direct Control (DC) District to accommodate the additional discretionary use of Kennel.
- This application maintains the industrial character of the area and allows for additional commercial uses that are compatible and are in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed DC District would allow the subject site to operate a Kennel, in addition to the uses currently allowed under the Industrial – Commercial (I-C) District.
- Why does this matter? The proposed DC District expands the allowable uses on this parcel and complements the adjacent commercial developments.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This application was submitted on 2024 June 5 by the landowner, SDP Holdings Inc., representing several numbered companies listed in Attachment 5. The parcel is currently co-owned by multiple business who have authorized the application to go forward. The subject site is approximately 1.09 hectares in size and has roughly 92 metres of frontage along Sacree Trail NW. No development permit has been submitted at this time. As noted in the Applicant Submission (Attachment 3), this application is to allow businesses on site to care for domestic animals for greater than 24 hours. This DC District follows the same rules as the I-C District with the addition of Kennel as a discretionary use.

A detailed planning evaluation of the application, including maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response,

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the applicant discussed the application with surrounding business owners and tenants. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration did not receive comments from the public at the time of writing of this report. There is no community association for the subject area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

No social implications are identified.

Environmental

This application does not include any actions that specifically address the objectives of the Calgary *Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

This application would allow for a broader range of appropriate uses to operate on the site.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Landowner List

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform