

# Background and Planning Evaluation

## Background and Site Context

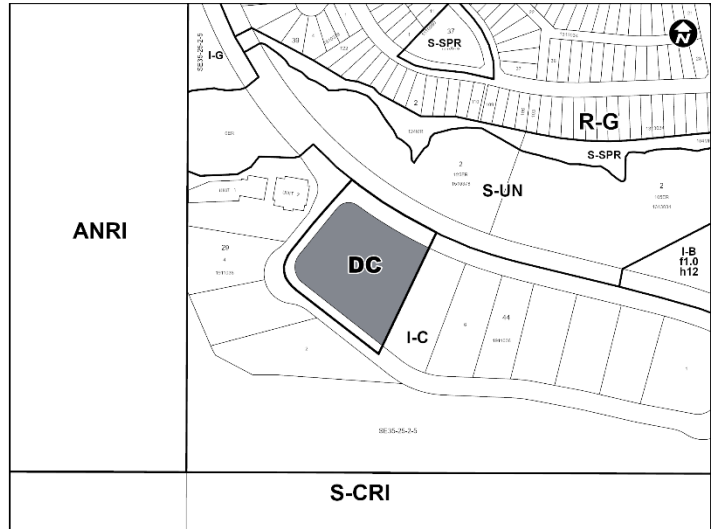
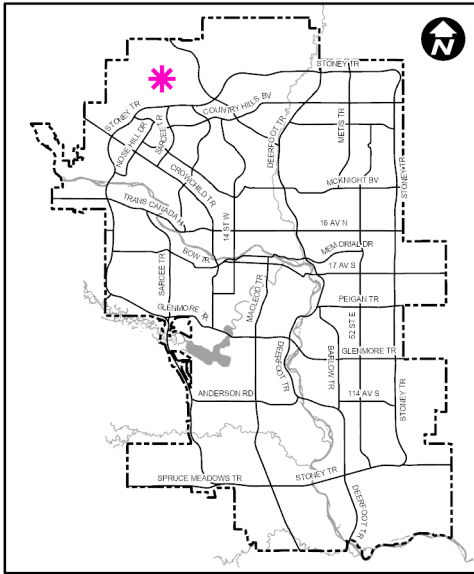
The subject site is located in the northwest community of Residual Sub-Area 2C and is a corner parcel located along Nolanridge Crescent NW. The parcel is approximately 1.09 hectares (2.71 acres) in size. The site is currently designated as Industrial – Commercial (I-C) District. The site has been developed with multiple buildings with separate bays and surface parking in the centre of the parcel. Access to the parking lot is provided from Nolanridge Crescent NW on the south side of the parcel.

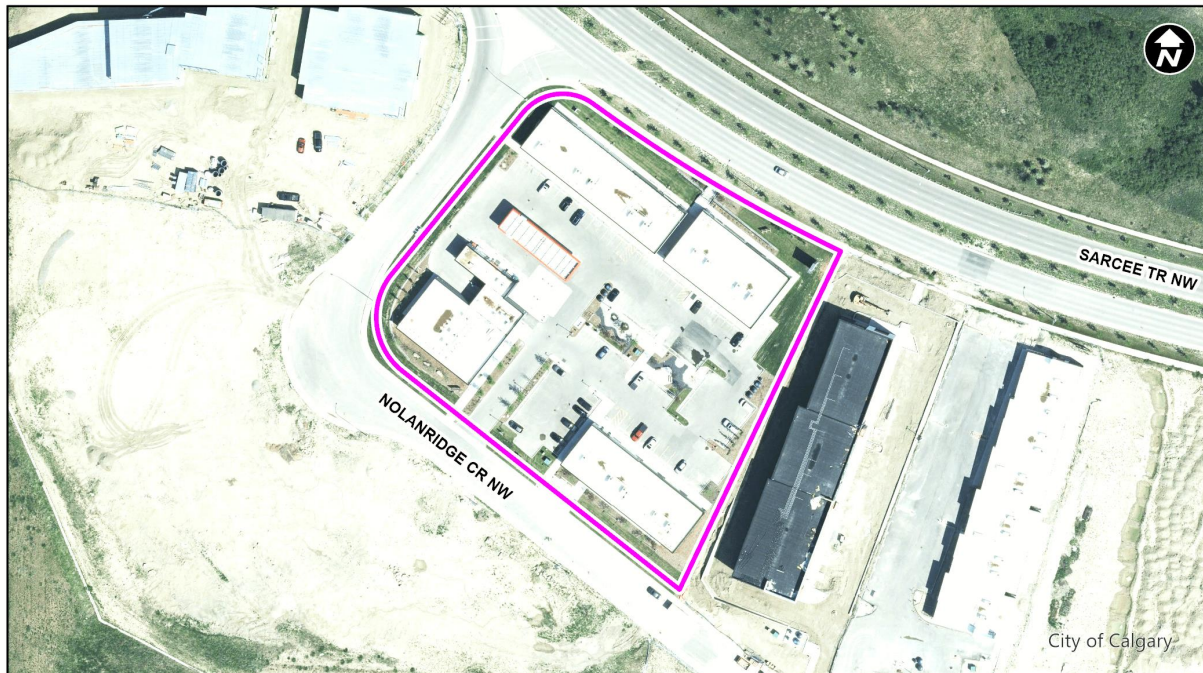
The subject site is located near the northeastern edge of an area characterized by gravel extraction and landfill operations and at the southwestern edge of areas characterized by residential and commercial communities. The Spyhill Landfill and Eco Centre is located approximately 300 metres south of the subject site. Gravel extraction and related operations are located to the west. A variety of special purpose districts, including Special Purpose – Urban Nature (S-UN) and Special Purpose – School, Park and Community Reserve (S-SPR) District are located directly north and south of the subject site. Further north and east are parcels designated as Residential – Low Density Mixed Housing (R-G) District in the community of Nolan Hill.

## Community Peak Population Table

There is no population data for Residual Sub-Area 2C as this is primarily an industrial area.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Industrial – Commercial (I-C) District is intended to accommodate light industrial and small-scale commercial uses with rules limiting the floor area ratio (FAR) to 1.0 and the building height to 12 metres.

The proposed District Control (DC) District is based on the I-C District and would allow for the additional use of Kennel to provide 24-hour care to domestic animals. The additional use is similar to the existing businesses, and therefore is not expected to compromise the current or future commercial business around the area.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to accommodate the applicant's proposed development due to its innovative idea for expanding the uses on the subject site. The same result could not be achieved through the use of a standard district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district many of these rules can be relaxed if they meet the test for a relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007, regulating aspects of development

can also be relaxed in the same way that they would be in a standard district. This relaxation rule allows for flexibility during the development permit review process. Any relaxation granted must meet the test for relaxation as provided by Bylaw 1P2007.

### **Development and Site Design**

Should redevelopment occur in the future, the base I-C District will provide guidance on items such as building height and massing, landscaping, and parking. No significant changes are intended to the buildings or site at this time and this application will expand the range of allowable tenancy changes.

### **Transportation**

Vehicle access to the subject parcel is from Nolanridge Crescent NW off Sarcee Trail NW south of the subject site.

Existing public transit service is not available for this area. The nearest transit routes are available along Nolan Hill Drive NW and Nolan Hill Boulevard NW east of the subject site. The existing Always Available for All Ages and Abilities (5A) on-street bikeway is located north of the subject site along Nolan Hill Avenue NW.

A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm sewer lines are available to service future development. Further details for site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any future development permit application.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of *the [South Saskatchewan Regional Plan](#)*, which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Rocky View County/City of Calgary Intermunicipal Development Plan (2012)**

The subject site located within the Policy Area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#). The Policy Area contain lands immediately adjacent to the shared border. The site is not located within any special policy areas or key focus areas.

The proposed land use amendment was circulated to Rocky View Country in accordance with the policy; however, no response was received.

**Municipal Development Plan (Statutory – 2009)**

The subject site is within the Public Utility Industrial area as identified in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This area is typically space that is used for large scale public utilities including landfills and water treatment facilities. This particular site has already been developed and is surrounded by other large commercial developments. This application aligns with the MDP and what is currently exists in the area.

**Calgary Climate Strategy (2022)**

This application does not include specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through the development permit process.

**North Regional Context Study (Non-Statutory – 2010)**

The [North Regional Context Study](#) applied to this site. Map 3: Land Use and Transportation identifies this parcel as being within the Industrial/Employment area which is intended to accommodate a range of fully serviced industrial, research and office uses. This application aligns with the principles of the Industrial/Employment Area.