

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23

ISC: UNRESTRICTED
CPC2018-0690
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**Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW,
LOC2018-0079, Bylaw 224D2018**

EXECUTIVE SUMMARY

This application was submitted by Dialog on 2018 April 12 on behalf of the landowner 3934381 Canada Inc (Hydro-Québec). The application proposes to change the land use of the subject site from DC Direct Control District (2P80) to Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District to allow for:

- the permitted and discretionary uses listed in the proposed C-C2 designation;
- a greater variety of commercial uses;
- a greater range in use area restrictions;
- a maximum building height of 23 metres (no change proposed); and
- a maximum floor area ratio of 2.0 (no change proposed).

No changes to the existing development have been proposed, and the land use amendment has been requested to allow additional commercial uses, with more flexible use area restrictions.

The proposal allows for a land use district that is compatible with surrounding development and in alignment with the applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 1.14 hectares ± (2.82 acres ±) located at 600 Crowfoot Crescent NW (Plan 0013068, Block 3, Lot 21) from DC Direct Control District **to** Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District; and
2. Give three readings to the proposed bylaw.

Moved by: J. Scott
Absent: E. Woolley

Carried: 6 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaw 224D2018; and

1. **ADOPT** the proposed redesignation of 1.14 hectares ± (2.82 acres ±) located at 600 Crowfoot Crescent NW (Plan 0013068, Block 3, Lot 21) from DC Direct Control District **to** Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 224D2018.

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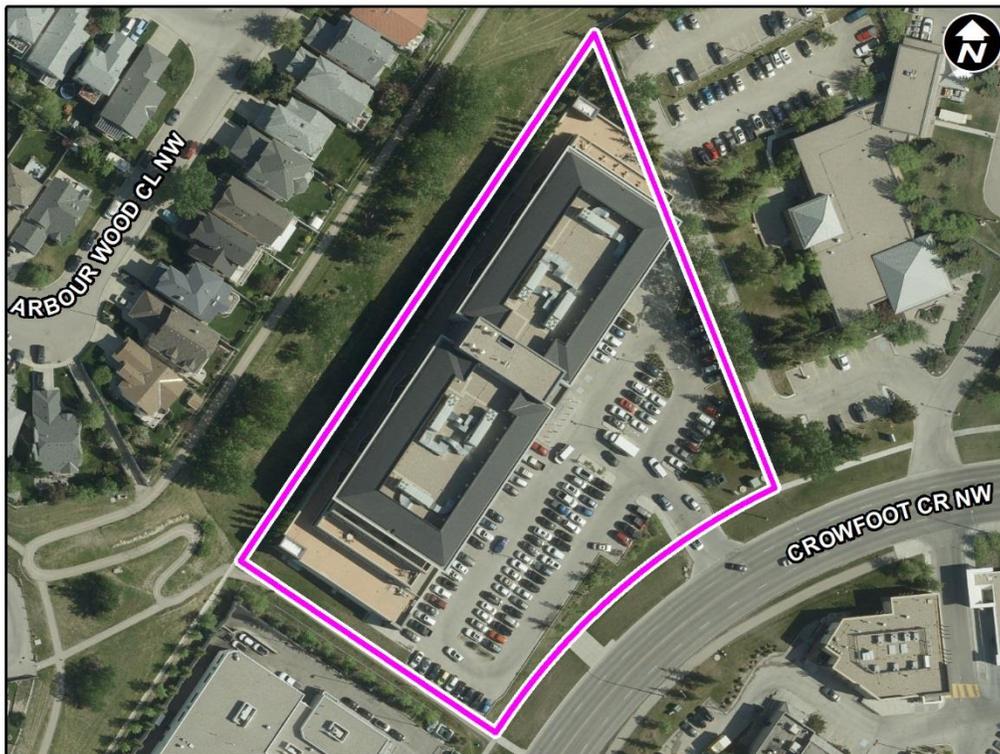
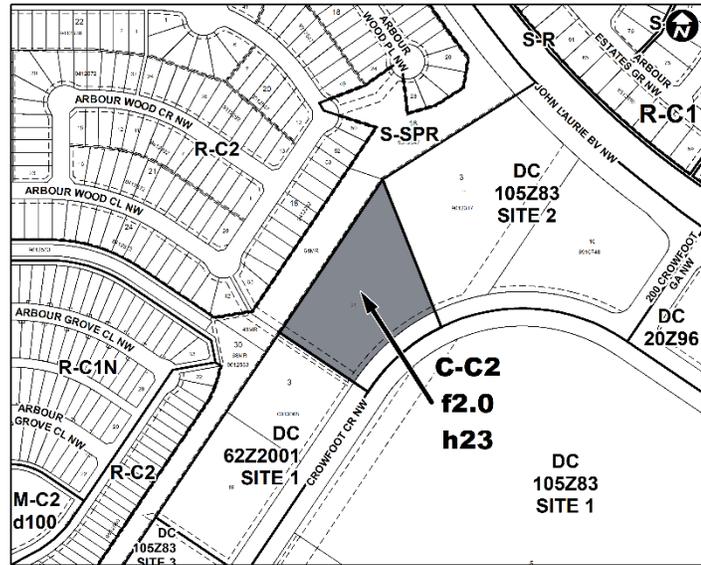
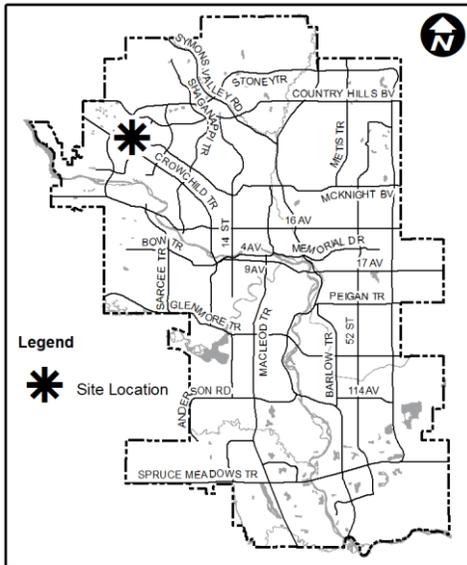
PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

Location Maps



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Site Context

The subject site is located in the northwest community of Arbour Lake, north of Crowchild Trail NW and west of Nose Hill Drive NW. Lands to the north, south and east are commercially designated, while those lands west are low density residential and are separated from the subject site by a strip of land designated as Special Purpose – School, Park, and Community Reserve (S-SPR) District.

The site is approximately 1.14 hectares (2.82 acres) in size, and is developed with a four-storey, approximately 10,929 square metre (117,640 square foot) commercial building. Parking for the existing building is provided by a surface parking and an underground parkade which, together, are able to accommodate 355 vehicles.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application proposes to redesignate the parcel from DC Direct Control District based on a 2P80 land use district to Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District. The C-C2 district allows for a wide array of commercial uses and provides for greater flexibility of use areas.

Land Use

The subject site is currently designated as DC Direct Control District, and is based on the C-2 General Commercial District guidelines from the Land Use Bylaw 2P80. The purpose of this district is to provide for a wide variety of retail commercial and personal service uses at moderate intensity which serve areas beyond the surrounding community. The DC Direct Control District guidelines provides restrictions around uses and use areas. All uses in the DC District are discretionary, and are limited to the following:

- Offices;
- Retail stores;
- Personal service businesses;
- Medical clinics;
- Restaurant – food service only;
- Restaurant – Licensed;
- Child care facilities;
- Financial institutions;
- Laboratories.

In the existing DC Direct Control District (Bylaw 2P80), individual personal service businesses and retail stores are restricted in area to 280 square metres (3,014 square feet), while the total area for all of those commercial uses combined is limited to 2,000 square metres (21,528 square feet).

The proposed Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District (1P2007) is characterized by large commercial developments that are on the boundary of several

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communities. These developments have a wide range of use area sizes and types and have a slightly higher maximum building height than nearby low density residential areas. The district has a floor area ratio modifier of 2.0 and a maximum height of 23 metres. Both of these values are set to match the existing building as the building is only eleven (11) years old and no redevelopment is being contemplated as part of this application.

The uses listed under the proposed Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District are similar in scope to the uses listed in the C-2 General Commercial District (2P80) upon which the existing DC Direct Control District is based. The use area for most individual uses is limited to 6,000 square metres (64,583 square feet).

Infrastructure

Transportation Networks

The subject site is located adjacent to transit stops for several bus routes on Crowfoot Crescent NW as well as 850 metres walking distance from the Crowfoot LRT Station. Vehicular access is available from Crowfoot Crescent NW. A Traffic Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate the potential new uses and use area changes on the subject site without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line.

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

Administration did not receive comments from the Arbour Lake Community Association by the Calgary Planning Commission report submission date

No citizens' comments were received by the Calgary Planning Commission report submission date.

Engagement

No public meetings were held by the applicant or Administration.

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Strategic Alignment

South Saskatchewan Regional Plan (Statutory 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The site is identified as a Major Activity Centre according to Map 1 – Urban Structure of the *Municipal Development Plan (MDP)* and is in close proximity to primary transit. Major Activity Centres (MACs) provide for the highest concentration of jobs and population outside of the Centre City area. The MDP states that MACs should be developed to function as an “urban centre” for a sub-region of the city and provide opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs.

Social, Environmental, Economic (External)

The proposal continues to allow for and further supports a mix of commercial uses in Arbour Lake and provides local amenities for community residents

No environmental issues have been identified and an Environmental Site Assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan*. The proposed Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District integrates well with the existing commercial development while also allowing for greater flexibility of uses and use rules.

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ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Bylaw 224D2018
3. **Public Submission**