

Planning & Development Report to
Calgary Planning Commission
2018 July 26

ISC: UNRESTRICTED
CPC2018-0859
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**Land Use Amendment in Haysboro (Ward 11) at 9515 and 9527 Horton Road SW,
LOC2018-0081**

EXECUTIVE SUMMARY

This application was submitted on 2018 April 13 by Riddell Kurczaba Architecture on behalf of the landowner PBA Land Developments Ltd. This application proposes to change the designation of these parcels from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to allow for:

- industrial developments with support for commercial uses (e.g. warehouse with commercial storefronts, restaurants, retail stores, industrial buildings with offices and retail stores);
- a maximum building height of 12 metres (a decrease from the current maximum of 16 metres; and
- the uses listed in the proposed I-C designation.

The proposal is in keeping 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 1.23 hectares ± (3.03 acres ±) located at 9515 and 9527 Horton Road SW (Plan 5403JK, Block 12, Lots 8 and 9) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

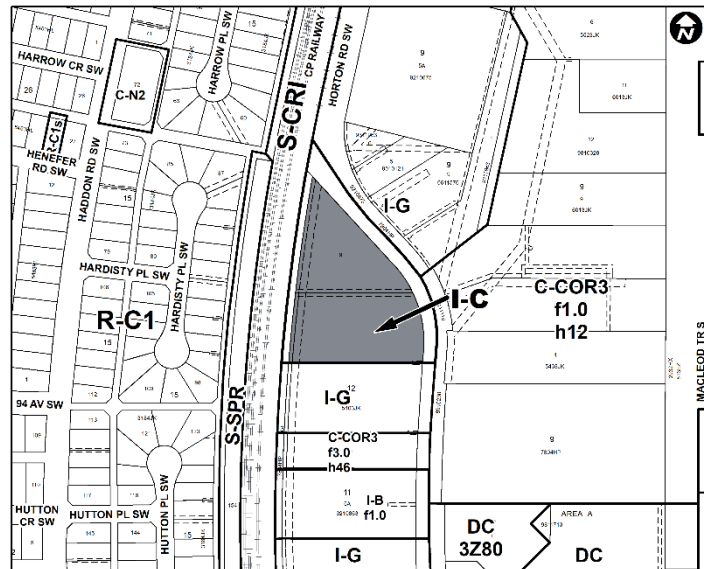
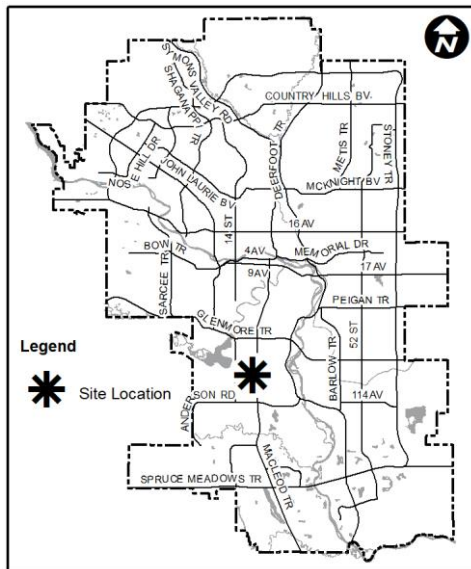
None.

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Location Maps



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Site Context

The subject properties are located within the community of Haysboro south of Heritage Drive SW and west of Macleod Trail SW.

Industrial – General (I-G) properties exist to the north and south of the subject sites. To the east the site is designated Commercial – Corridor 3 (C-COR 3) District. To the west, across the LRT and Canadian Pacific tracks, the area is designated Residential – Contextual One Dwelling (R-C1) District.

The subject properties have a total area of approximately 1.23 hectares \pm (3.03 acres \pm) in size. The properties are used as a temporary surface parking lot with approval until 2021.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for a broad range of industrial and supportive commercial uses. The proposal meets the objectives of applicable policies noted in the Strategic Alignment section of this report.

Land Use

This application is for the redesignation of the sites from Industrial – General (I-G) District to Industrial – Commercial (I-C) District. The I-C District is intended for light industrial and small-scale commercial uses that are compatible with and compliment light industrial uses. The sites comply with this description. As such, the I-C designation is appropriate for this site.

Implementation

According to the applicant's submission, the intent of the application is to allow for a 2 to 3 storey office building with light industrial and supportive commercial uses. The applicant is seeking the redesignation to provide flexibility for future redevelopment. The I-C district would allow industrial uses and a range of supportive commercial uses.

An alternative to the I-C would be the Industrial – Business (I-B) District. The I-B district is intended for high quality, manufacturing, research and office developments and a limited range of small uses that provide services to offices and industrial uses within the immediate area. It should be noted that Horton Road has a mixture of industrial / commercial type uses that may not meet the intent of the I-B district, as such, the I-C district provides greater flexibility for the site.

The subject sites are located between two LRT stations. As such, the sites fall outside the requirements of transit orientated development.

There is no concurrent development permit application for this site.

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Infrastructure

Transportation Networks

A Transportation Impact Assessment (TIA) and parking study may be required at the development permit stage. Horton Road SW is classified as a Collector Street. Access to the property is via Horton Road SW, at the development permit stage access location will be reviewed. The Southland LRT station is located approximately 850 metres walking distance to the south.

Utility and Servicing

Water, and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

At the development permit stage, a sanitary servicing study will be required which may result in upgrades to the sanitary sewer system.

Stakeholder Engagement, Research and Communication

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

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

The comments of the Haysboro Community Association are attached to this report. Briefly, the Community Association noted the following:

- Two to three storey office building proposed by applicant is not considered good urban design or in keeping with the *Municipal Development Plan*;
- Land use redesignation is an opportunity to create a public realm that can be used to connect the two sides of the community and achieve the goals of the MDP; and
- Need for quality development to make the community liveable, attractive, memorable and functional.

Administration considered the feedback provided by the Community Association that are relevant to the proposed redesignation and has determined that the proposal is appropriate. Urban design, public realm and the qualitative aspects of future development on this site will be reviewed at the development permit stage.

Engagement

No public meetings were held for this application.

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Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the “City, Town” area identified as Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use is consistent with the SSRP policies including the Land Patterns policies (subsection 8.14).

Municipal Development Plan (Statutory, 2009)

The subject site is located within the “Residential Developed – Established” area according to Urban Structure Map (Map 1 of the *Municipal Development Plan (MDP)*).

Policies are designed to encourage the modest redevelopment of existing residential areas. Development along Horton Road SW, however, is light industrial. As such, the I-C district for the subject sites would not be out of place in terms of development. Equally, it is the intent of the MDP to retain industrial lands where ever possible.

There is no local area plan for Haysboro.

Social, Environmental, Economic (External)

The proposal has the potential to continue to allow for and further support light industrial uses along Horton Road SW.

No environmental issues have been identified at this time.

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 investments and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposed I-C District is compatible with the established character of the area. The proposal conforms to the applicable policies identified in the *Municipal Development Plan*.

ATTACHMENT(S)

1. Applicant's submission
2. Community Association letter