

Planning & Development Report to
Calgary Planning Commission
2017 August 23

ISC: UNRESTRICTED
CPC2018-0972
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**Land Use Amendment in Brentwood (Ward 4) at 4820 Northland Drive NW,
LOC2018-0080**

EXECUTIVE SUMMARY

This application was submitted by the landowner, Certus Developments, on 2018 April 12. The application proposes to change the designation of the property from DC Direct Control District to a new DC Direct Control District to allow for:

- the same overall range of commercial uses;
- flexibility in use sizes;
- a maximum building floor area of approximately 3,560 square metres; and
- the uses listed in the proposed DC designation.

The proposal allows for greater flexibility for the commercial uses within the development and is 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 1.31 hectares \pm (3.24 acres \pm) located at 4820 Northland Drive NW (NW1/4 Section 31-24-1-5) from DC Direct Control District to DC Direct Control District to accommodate commercial development, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 AUGUST 23:

That Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 1.31 hectares \pm (3.24 acres \pm) located at 4820 Northland Drive NW (NW1/4 Section 31-24-1-5) from DC Direct Control District to DC Direct Control District to accommodate commercial development, with guidelines; and
3. Give three readings to the proposed **Bylaw 254D2018**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

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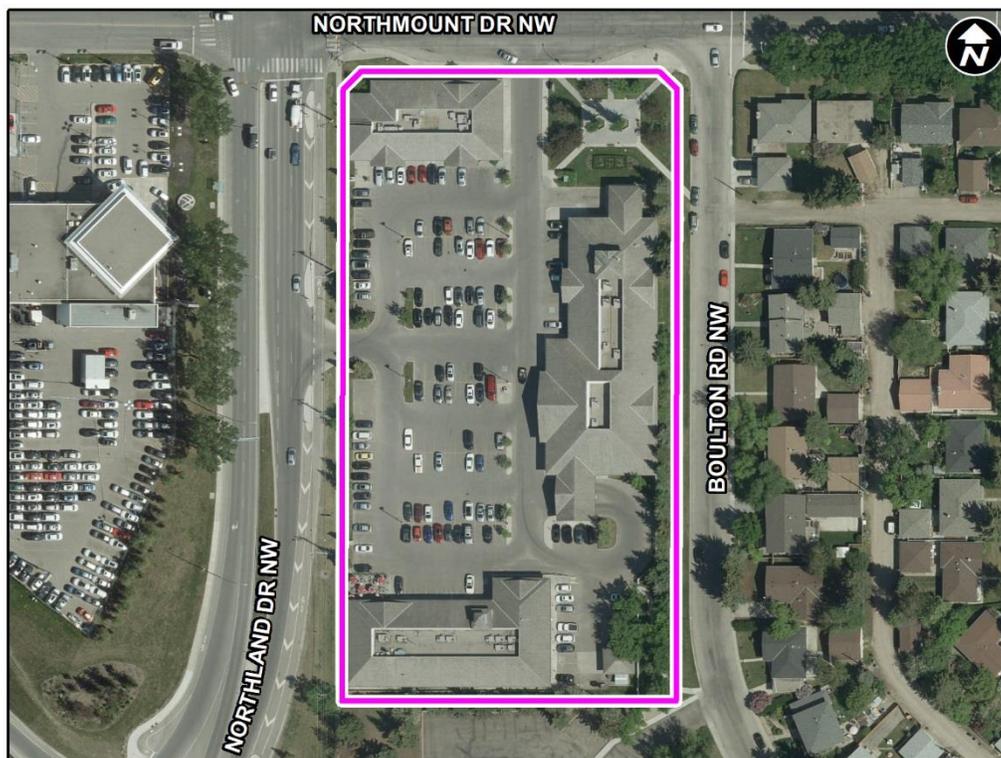
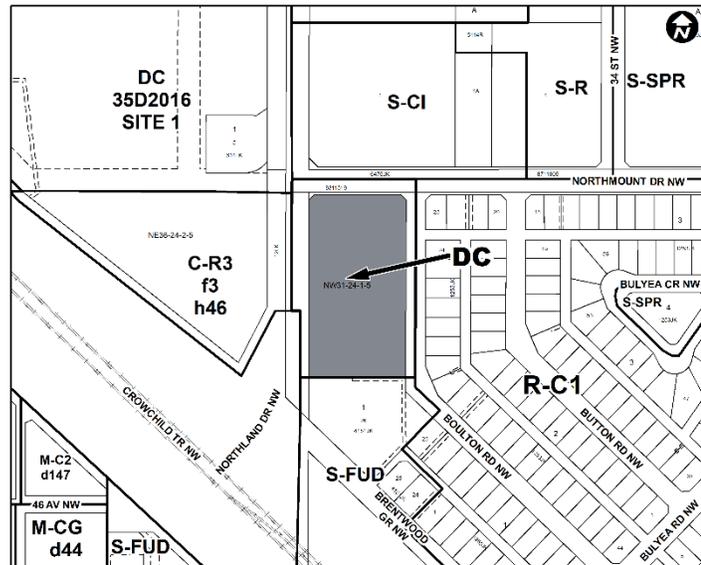
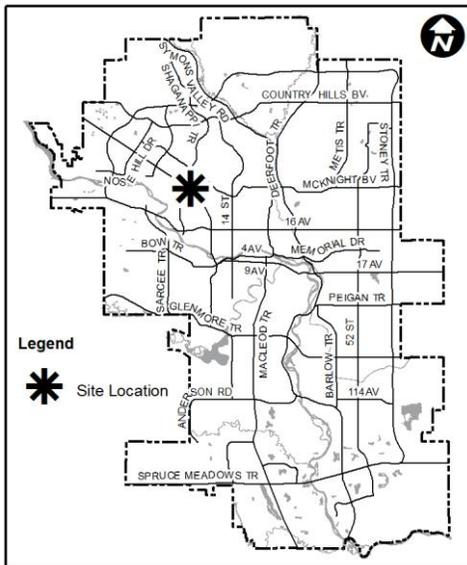
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LOC2018-0080**

This application was submitted by the landowner, Certus Developments, on 2018 April 12. The site was previously redesignated in 2016, from a DC District that was put in place in 1996, in order to increase the amount of floor area allowed for specific commercial uses.

A development permit application for a new building to accommodate a neighbourhood restaurant was submitted on 2018 April 12 and was recently approved under the current DC District.

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Location Maps



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Site Context

The subject parcel is located at the intersection of Northland Drive NW and Northmount Drive NW. It is just north of Crowchild Trail NW. The parcel is developed with single storey commercial buildings that cater to local needs. The site incorporates a public plaza with an integrated transit stop along Northmount Drive NW. Northland Mall is located just northwest of the site and a church, library, senior's centre, and city pool are located across Northmount Drive NW to the north. To the east of the site is single detached dwellings and directly south of the site is a church.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of commercial uses within the existing development. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

Planning Considerations

Land Use

The site is currently governed by a DC Direct Control District (Bylaw 194D2016) developed in 2016 based on the C-C1 district from Land Use Bylaw 1P2007. The DC Direct Control District currently prescribes very specific caps on the amount of gross floor area allowed for certain commercial uses. It also does not permit access to the site from Boulton Road NW or signage along that road. The land use redesignation in 2016 increased the amount of floor area allowed for specific uses from the previous DC District that was put in place in 1996. The applicant has continued to have issues dealing with these floor area caps when attempting to fill space within the development.

A standard land use district was considered for the site, however due to concerns around traffic and parking on the site as well as the fact that the applicant currently has no plans to comprehensively redevelop the site, a modified DC district was proposed. The proposed land use district is a DC Direct Control District based on the Commercial – Community 1 (C-C1) District of Land Use Bylaw 1P2007 (Attachment 2). Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. A DC Direct Control District has been used for this application to allow the site to remain viable in its current configuration until such time that it is ready for comprehensive redevelopment. In addition to allowing for commercial development, the key components of DC Direct Control District include:

- it allows for the same range of commercial uses;
- it removes the gross floor area restrictions on individual uses; and
- it retains a cumulative gross floor area restriction for the total development.

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Development and Site Design

Any future development of the site will be evaluated against the guidelines of the proposed DC District subject to Council's decision on this land use redesignation application.

Transportation Networks

Pedestrian and vehicular access is available from Northland Drive and Northmount Drive NW. Calgary Transit buses stop at a stop integrated into the development and provide direct service to Brentwood and Dalhousie LRT Stations. A Parking Study was submitted in support of the land use application. The Study was reviewed and it was found that parking can sufficiently be accommodated on the site given the maximum gross floor area provided in the proposed land use district.

Utilities and Servicing

Water, sanitary and sewer services are available and can accommodate the potential additional gross floor area without the need for off-site improvements at this time. Adjustments to on-site servicing may be required depending on the nature of future development proposals and would be determined at the development permit stage.

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. No public meetings were held by the applicant or Administration.

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.

The Brentwood Community Association was circulated as part of this application. A letter was originally submitted by the Brentwood Community Association asking for further information on the proposed land use. Administration responded to this request for clarification, after which The Brentwood Community Association indicated they did not oppose the land use amendment (Attachment 3). However, they did have some concerns with the ability of the site to provide enough parking without an impact on the adjacent residential streets. The parking situation will continue to be monitored through future review of development permits for the site.

There were no letters received from the surrounding residents.

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Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to the site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject site is located within the Developed Residential – Established Area as identified on Map 1 of the *Municipal Development Plan*. However, while not recognized by Map 1, the site would be considered as a Neighbourhood Activity Centre as defined in the Municipal Development Plan. These are neighbourhood-scale centres that provide opportunities for residential intensification and local jobs, retail, services and civic activities. These sites have the potential to provide a diverse mix of uses that fit with the scale and character of the surrounding neighbourhood.

Social, Environmental, Economic (External)

The recommended land use will continue to allow for a variety of shops and services that meet daily needs of the community. The land use also allows for a broad range of uses, supporting a variety of neighbourhood shops and services and increasing the market viability of the commercial space.

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.

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REASON(S) FOR RECOMMENDATION(S):

The proposed Direct Control land use district provides for flexibility to allow this retail centre to continue operating in its current form until such time that the site is ready for comprehensive redevelopment. The proposed District keeps in place the restrictions that have minimized negative impacts on the adjacent residential community while allowing the site to adapt to changing market conditions. The site is ideally situated for commercial uses and serves as an important centre for nearby residents.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Direct Control District Guidelines
3. Brentwood Community Association Letter
4. **Proposed Bylaw 254D2018**