

Planning & Development Report to  
Regular Meeting of Council  
2018 November 12

ISC: UNRESTRICTED  
C2018-1325

**Report back on Land Use Amendment Application (Ward 11) at 9515 and 9527  
Horton Road SW, LOC2018-0081 – Bylaw 239D2018, CPC2018-0859.**

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**EXECUTIVE SUMMARY**

This report re-introduces LOC2018-0081 which was referred back to Administration during the Combined Meeting of Council on 2018 September 10. The land use amendment application was referred back to Administration to explore, in coordination with the Haysboro Community Association, the applicant and the Councillor Office, possible amendments to the application in response to the Haysboro Community Association's letter of opposition.

As per Council's direction, Administration has collaborated with the Ward Councillor, the Haysboro Community Association and the applicant to discuss the future of the site. These discussions led all parties to agree that a coordinated approach at development permit stage will address design concerns and that the I-C District could support a development that aligns with the vision for the area. This report reaffirms Calgary Planning Commission's recommendation made to Council to adopt by bylaw the proposed land use amendment application, as originally submitted on 2018 April 13 by Riddell Kurczaba Architecture on behalf of the landowner PBA Land Developments Ltd. The application proposed to redesignate two adjacent parcels located in the community of Haysboro from Industrial General (I-G) District to Industrial – Commercial (I-C) District.

**ADMINISTRATION'S RECOMMENDATION:**

That Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 1.23 hectares ± (3.03 acres ±) located at 9515 and 9527 Horton Road SE (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 bylaw 239D2018 (Attachment 1).

**PREVIOUS COUNCIL DIRECTION / POLICY**

At the Combined Meeting of Council on 2018 September 10, Council referred report CPC2018-0859 to Administration, as follows:

*Land Use Amendment in Haysboro (Ward 11) at 9515 and 9527 Horton Road SW  
LOC2018-0081, bylaw 239D2018, CPC2018-0859*

*The public hearing was called and Erin Shilliday addressed Council with respect to  
Bylaw 239D2018.*

**Moved By** Councillor Farkas

**Seconded By** Councillor Colley Urquhart

*That with respect to Report CPC2018-0859, the following be adopted:*

*That Council directs that Report CPC2018-0859 and proposed Land Use Bylaw  
239D2018 be referred to administration prior to the close of the public hearing to work  
with the applicant and the area Councillor on potential amendments to the Land Use  
Bylaw and to return to Council no later than 2018 November 12 Public Hearing meeting  
of Council.*

**MOTION CARRIED**

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## **BACKGROUND**

A land use amendment application was submitted on 2018 April 13 by Riddell Kurczaba Architecture on behalf of the landowner PBA Land Developments LTD. As per the updated applicant's submission (Attachment 2), the application intent remains to redesignate the 1.23 hectares ± (3.03 acres ±) vacant parcel from Industrial – General (I-G) District to Industrial – Commercial (I-C) to allow for a new mixed-use building with light industrial and commercial uses at-grade and office above.

The application was presented to Calgary Planning Commission (CPC) on 2018 July 26, and Administration's recommendation for approval was moved forward by CPC to Council, Report CPC2018-0859 is included as Attachment 3. On 2018 September 10 at the Combined Meeting of Council, Council opened the Public Hearing for the file and the applicant spoke in support of Bylaw 239D2018. As part of the discussion, Council referred to the letter of opposition provided by the Haysboro Community Association. The letter included references and details on the visionary exercise that students from the Faculty of Environmental Design, University of Calgary, undertook in coordination with the Haysboro Community Association during a graduate planning studio. The letter triggered the motion to refer the item back to Administration to work with the applicant, the Community Association, and the Ward Councillor's office to explore possible amendments to the application in response to the Community Association letter. The Public Hearing was not closed and the advertising requirements have been met.

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

### **Stakeholder Engagement, Research and Communication**

The letter of opposition provided by the Community Association included information contained in the planning studio reports completed by the graduate students of the Faculty of Environmental Design, University of Calgary. The information included in the letter highlighted the importance for creating a more pedestrian friendly and active public realm along Horton Road, improving connectivity between the businesses along Horton Road and the residential areas east of the train tracks, and reimagining the areas along the train tracks to become a linear park for the community. It was also noted that the proposed Industrial – Commercial (I-C) District may not help achieve the vision for the area as ambioned on the studio reports, hence the Community Association felt the need to further explore opportunities for the parcel and the area to allow high-intensity mixed-use development.

After the proposed land use amendment application was referred back to Administration, the following steps were taken:

1. Administration re-reviewed the letter provided by the Haysboro Community Association and identified that many of the concerns expressed in the letter are related to, and can be taken into consideration at, the local area policy level. However, as there is no current local area plan, Administration re-assessed the subject site to identify its potential opportunities and challenges;

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2. On 2018 October 10, Administration met with the applicant to further discuss the application, assess opportunities and challenges related to the site and surrounding area, and the potential for a different land use district that allows for higher intensity development. The following options on how to proceed were discussed:
  - (a) Recommend that Council abandon the application. This would provide the opportunity to further discuss opportunities and challenges associated with the surrounding area and explore mid- to long-term redevelopment opportunities for the site;
  - (b) Request that the proposed redesignation be deferred to a new Council date. Similar to option one, this would provide additional time to further discuss opportunities and challenges associated with the area and explore potential mid- to long-term redevelopment opportunities for the site; and
  - (c) Recommend that Council adopt the proposed redesignation, as originally proposed. This option will provide short-term opportunities for redeveloping the site.

The applicant indicated that the preference is to move forward with option c) and that there is the opportunity to create a development that addresses concerns raised by the Community Association during a meeting held on 2018, May.

3. On 2018 October 10, the Ward Councillor's office organized a meeting that included the Haysboro Community Association, the applicant, landowner, the Councillor and his office staff, and representatives from Administration.

During the meeting, concerns raised by the Haysboro Community Association in the letter of opposition were discussed. It was acknowledged that many of the concerns raised are appropriate, and that they can be considered when a local area plan is developed for the community. Administration informed all attendees that the City is currently completing background work for a multi-community local area plan that includes the community of Haysboro. This was welcomed news for everyone, especially for the Community Association.

Concerns related to the quality of development and the future built form were also discussed. In response to these concerns, as noted in the updated applicant's submission (Attachment 2), it was agreed that the future development permit for the site will endeavour to:

- (a) enhance the area by creating a development with a built form that relates positively to the street, where possible, and consider at-grade active uses where appropriate;
- (b) enrich the public realm by including adequate landscaping and pedestrian connections (sidewalks); and
- (c) allow for quality, pedestrian-friendly development.

By the end of the meeting, it was agreed that most concerns are either development permit or policy related, and that a coordinated approach during the development permit stage could create a development that supports the vision for the area under the

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proposed Industrial - Commercial (I-C) District. Hence the recommendation in this report to move the file forward with a recommendation of approval for the proposed I-C District.

Although the Community Association's updated letter (Attachment 4) notes that there are still some concerns about the proposed I-C District, they acknowledge that working with the applicant and The City at the development permit stage will create a great development. The letter also reflects the Community Association's enthusiasm for the upcoming local area policy project which is expected to be completed following a coordinated approach with various stakeholders including the Community Association and residents.

**Strategic Alignment**

The proposed I-C District is compatible with the established character of the area, and the proposal conforms to the applicable policies of the *Municipal Development Plan*. While there is no local area plan in place for the community of Haysboro, a new planning process is forthcoming. Specifically, Administration is working on a new multi-community approach for local area plans as discussed in a report (PUD2018-0011) that went before the Standing Policy Committee on Planning and Urban Development on 2018 January 18 for information. On 2018 September 20, a report (CPC2018-1002) on the Developed Areas Guidebook went to CPC for information and discussion. On 2018 October 01, the report (PUD2018-1022) was presented to the Standing Policy Committee on Planning and Urban Development for recommendation to Council at the 2018 December 10 meeting. The report contains high level information on the multi-community approach to local area planning and two pilot projects, including the Area 31 Growth Plan. The Area 31 Growth Plan is an expanded scope for the Kingsland Area Redevelopment Plan that will include multiple communities (Kingsland, Kelvin Grove, Chinook Park, Eagle Ridge, Fairview, Haysboro, Acadia, Southwood, Willow Park and Maple Ridge) as shown in Attachment 5. Currently, Administration is completing background work before the Area 31 Growth Plan project is launched in Q1 2019.

**Social, Environmental, Economic (External)**

Social, economic and environmental implications have been considered in the recommendation, as noted in the original report CPC2018-0859.

**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 land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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### **Risk Assessment**

There are no risks associated with this proposal.

### **REASON FOR RECOMMENDATION:**

This report re-confirms the recommendation for CPC2018-0859. After the file was referred back to Administration, actions were taken including discussion with the Haysboro Community Association, the Councillor Office, the applicant and the owner. Discussion led all parties to agree that a coordinated approach at development permit stage will address design concerns and that the I-C District could support a development that aligns with the vision for the area.

The proposal provides short-term opportunities for redeveloping the site, while the potential for long-term opportunities would be explored as part of the forthcoming multi-community local area policy.

### **ATTACHMENTS**

1. Bylaw 239D2018
2. Updated Applicant's Submission
3. Report CPC2018-0859
4. Updated Community Association Letter
5. Draft Plan Area for the Area 31 Growth Plan