

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0329

Land Use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2018-0229

EXECUTIVE SUMMARY

The purpose of this report and its recommendations is to correct a technical oversight by Administration that occurred with the approval of Bylaw 62D2019. On 2019 February 25, LOC2018-0229 (DC to C-C2) was approved by Council without the intended density or height modifiers attached to the approved bylaw or the land use district. This application is solely to add the intended modifiers of f4.0h80 to the existing C-C2 District in order to align with the intent of the district by providing certainty as to the maximum density and height of future development.

This proposal is in compliance with the applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission:

1. Direct this report to the 2019 April 08 Combined Meeting of Council to the public hearing portion of the agenda; and
2. Recommends that Council hold a Public Hearing, and
 - a. **RESCIND** Bylaw 62D2019;
 - b. **ADOPT**, by bylaw, the proposed redesignation of 3.91 hectares \pm (9.66 acres \pm) located at 190 – 8835 Macleod Trail SW, 250 – 8835 Macleod Trail SW, 450 – 8835 Macleod Trail SW, 8710 Horton Road SW, 8740 Horton Road SW, 8850 Horton Road SW, 8855 Macleod Trail SW and 8880 Horton Road SW (Plan 0713615, Block 6; Plan 1010380, Block 753; Condominium Plan 0914953; Condominium Plan 0812824; Plan 0713615 Blocks 2, 3 and 5; Condominium Plan 1010380) from Commercial – Community 2 (C-C2) **to** Commercial – Community 2 f4.0h80 (C-C2f4.0h80) District; and
 - c. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

Council approved Bylaw 62D2019 on 2019 February 25.

BACKGROUND

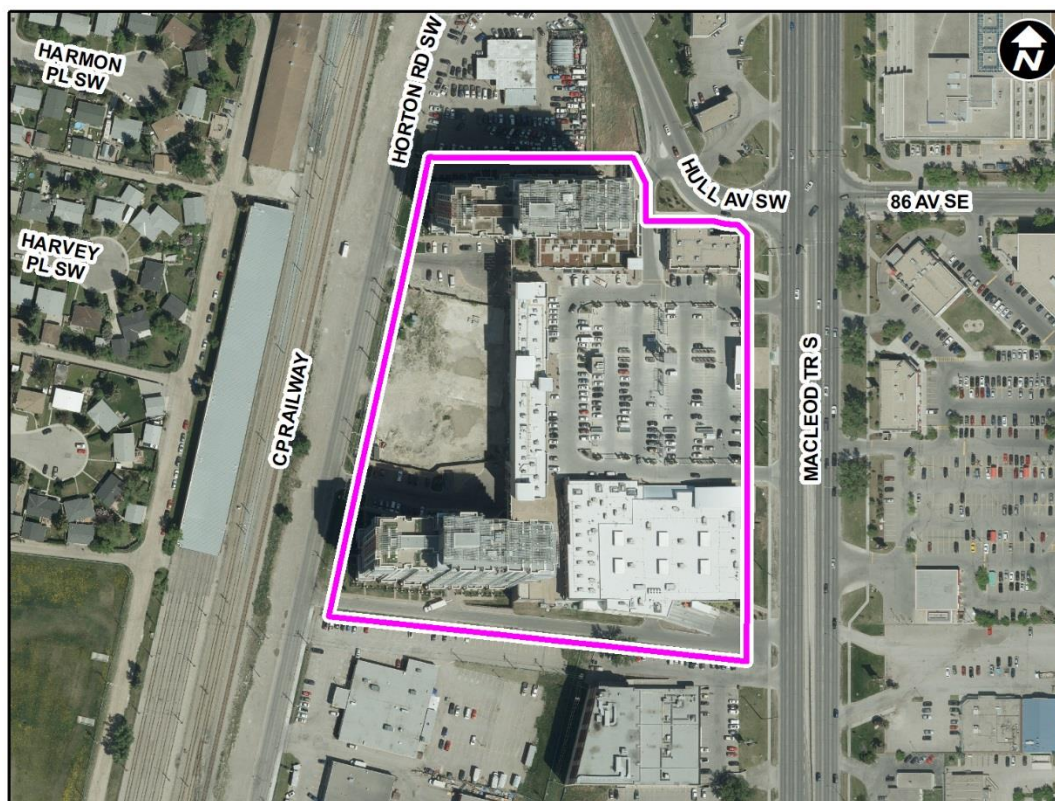
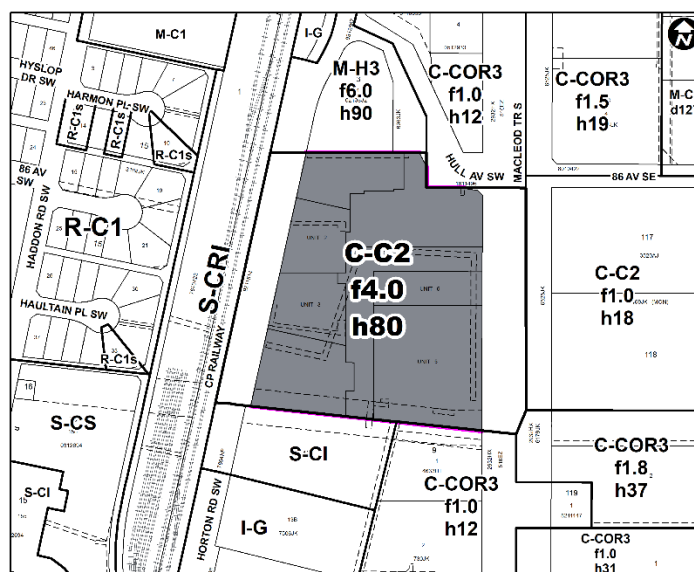
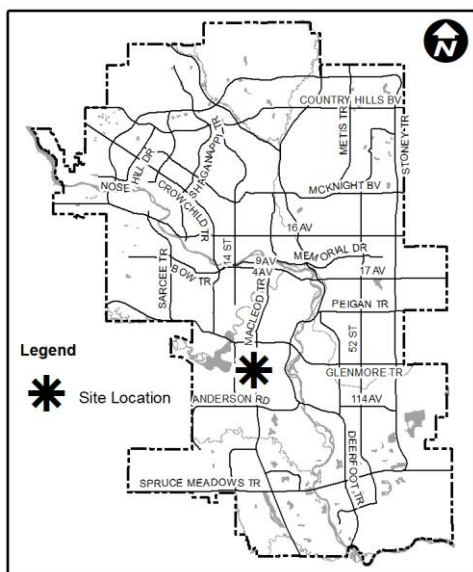
A land use amendment from a DC Direct Control District to the Commercial – Community 2 (C-C2) District (LOC2018-0229) was approved on 2019 February 25, without the intended density or height modifiers. As a result, Administration is requesting this land use redesignation from C-C2 District to C-C2f4.0h80 District.

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Location Maps



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Site Context

The site represent an area of 3.91 hectares (9.66 acres) that is partially developed with commercial and multi-residential uses. A summary of these uses is included as an attachment to the original administrative report in Attachment 1.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This housekeeping application will allow for better alignment with the intent of the Commercial – Corridor 2 (C-C2) District by providing certainty as to the maximum density (floor area ratio of 4.0) and height (80 metres) of future development. No other changes to the existing land use are proposed.

Land Use

The site is presently designated Commercial – Corridor 2 (C-C2) District, which is intended to accommodate large commercial developments that are on the boundary of several communities with a wide range of use sizes and types. The district is envisioned to be characterized by comprehensively designed multi-building developments with higher maximum heights than nearby low density residential areas, with opportunities for commercial uses to be combined with office and residential uses.

This application is solely to add density and height modifiers to the existing C-C2 District, with a maximum floor area ratio of 4.0 and a maximum height of 80 metres. No other changes to the existing designation are proposed.

Stakeholder Engagement, Research and Communication

This housekeeping application seeks only to add density and height modifiers to the existing designation that was circulated to relevant stakeholders and notice posted on-site as part of LOC2018-0229, as identified in the original report by Administration (Attachment 1). As such, no additional engagement was considered necessary.

Strategic Alignment

This housekeeping application seeks solely to add density and height modifiers to the existing designation of C-C2, and continues to comply with the *South Saskatchewan Regional Plan*, the *Municipal Development Plan*, and the *LRT South Corridor Land Use Study*.

Social, Environmental, Economic (External)

The proposed land use district will continue to support the provision of a greater range of uses that are within a short walking distance of and have direct pedestrian connections to transit and nearby multi-residential developments.

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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, therefore, there are no growth management concerns at this time.

Risk Assessment

There are no known risks with the proposed redesignation.

REASON FOR RECOMMENDATION:

This application will allow for alignment with the intent of the Commercial – Community 2 (C-C2) District by providing certainty as to the maximum density (floor area ratio of 4.0) and height (80 metres) of future development.

ATTACHMENT

1. Original LOC2018-0229 Report by Administration