

**LAND USE AMENDMENT
CITYSCAPE (WARD 5)
METIS TRAIL NE AND CITYSCAPE BOULEVARD NE
BYLAW 45D2018**

MAP 22NE

EXECUTIVE SUMMARY

This land use application seeks to redesignate the subject parcel from Residential – Narrow Parcel One Dwelling District (R-1N), Residential – One/Two Dwelling District (R-2), and Residential – Low Density Multiple Dwelling District (R-2M) to Commercial – Community 1 District (C-C1) to accommodate commercial development. The site is identified in the Northeast Community ‘A’ Area Structure Plan (ASP) as a Community Retail Centre and this application would bring the site into alignment with the ASP.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 December 14
That Calgary Planning Commission recommends APPROVAL of the proposed Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 45D2018; and	
<ol style="list-style-type: none"> 1. ADOPT the proposed redesignation of 2.50 hectares ± (6.18 acres ±) located at 10011 - 52 Street NE (Portion of SE1/4 22-25-29-4) from Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One / Two Dwelling (R-2) District, and Residential – Low Density Multiple Dwelling (R-2M) District to Commercial – Community 1 (C-C1) District, in accordance with Administration’s recommendation; and 2. Give three readings to the proposed Bylaw 45D2018. 	

REASONS FOR RECOMMENDATION:

The proposed redesignation will bring the subject site into alignment with the Northeast Community ‘A’ ASP which identifies the site as a Community Retail Centre. The C-C1 designation allows for community scale retail in the form of small and mid-scale commercial units with opportunities for vertical integration of office and residential uses. Opportunities would be created for pedestrian shopping for several hundred dwelling units.

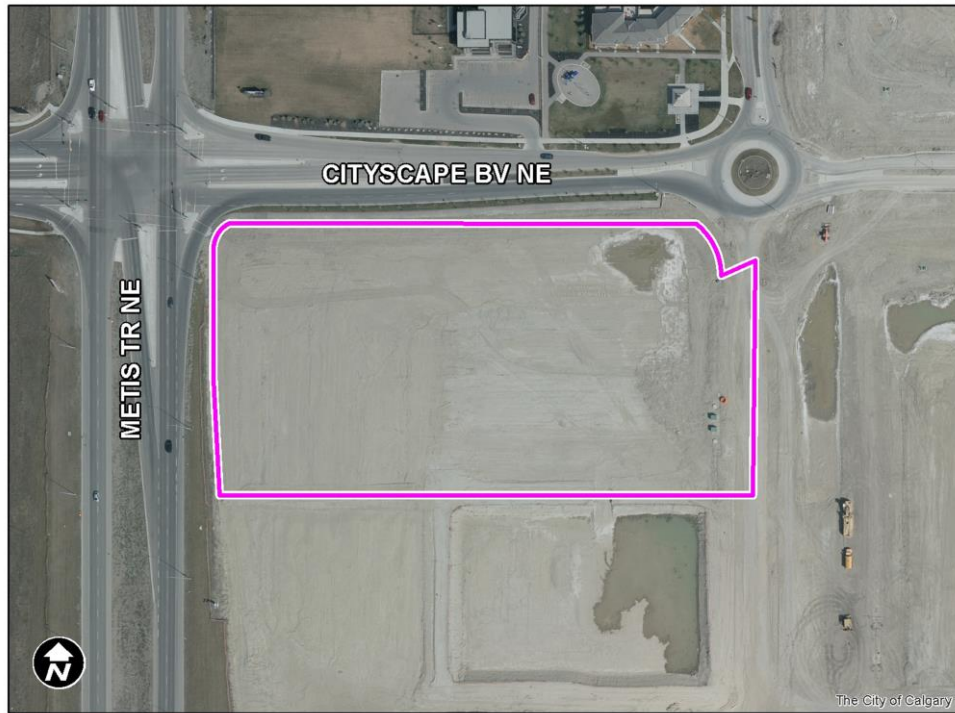
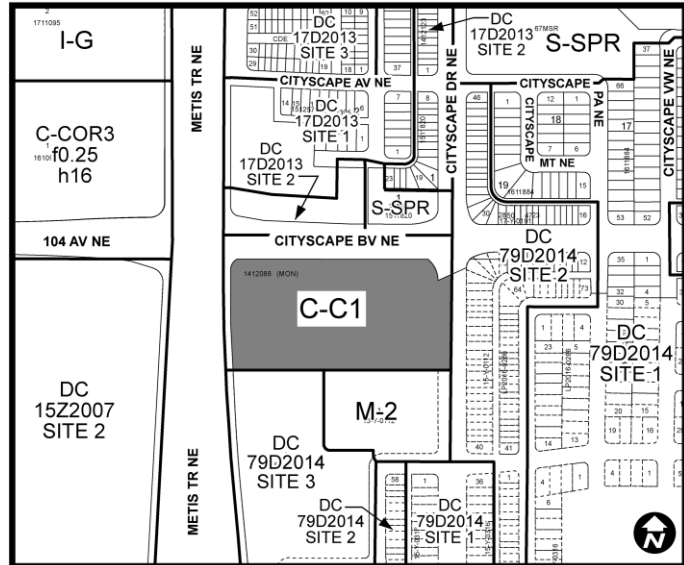
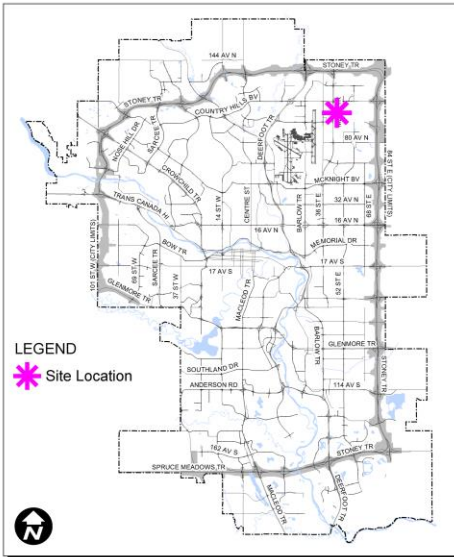
ATTACHMENT

1. Proposed Bylaw 45D2018
2. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.50 hectares ± (6.18 acres ±) located at 10011 - 52 Street NE (Portion of SE1/4 22-25-29-4) from Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One / Two Dwelling (R-2) District, and Residential – Low Density Multiple Dwelling (R-2M) District **to** Commercial – Community 1 (C-C1) District.

Moved by: M. Foht
Absent: A. Palmiere

Carried: 8 – 0

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Applicant:

B&A Planning Group

Landowner:

Mattamy (Northpoint) Limited

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the northeast community of Cityscape at the intersection of Metis Trail NE and Cityscape Boulevard NE. Although the subject site is identified as a Community Retail Centre in the ASP, at the time of Outline Plan market conditions were not supportive of commercial uses and the lands were designated as residential districts.

The site and surround parcels are currently undeveloped. To the north is a park and a Direct Control District intended to accommodate semi-detached dwellings and rowhouses. To the east is a Direct Control district intended to accommodate semi-detached dwellings and rowhouses. To the south is a Direct Control District intended to accommodate rowhouses, and a Multi-Residential – Low Profile (M-1) District site. To the west across Metis Trail NE is a Direct Control District intended to accommodate light industrial uses. A subdivision application for the subject site is currently on hold pending the outcome of this application.

LAND USE DISTRICTS

The Commercial – Community 1 (C-C1) District is intended to facilitate small to mid-scale commercial developments within a community, with vehicular access, and pedestrian connections from the public sidewalk to and between buildings. Building location, setback, and landscaping rules are intended to minimize impacts on nearby residential districts. Opportunities exist for integration of residential and office uses into the same buildings as commercial uses.

The proposed C-C1 district meets the ASP intention for a Community Retail Centre at this location.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject site is located in the Developing (Planned Greenfield with ASP) area of Map 1: Urban Structure.

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The MDP indicates that Community Retail Centre locations should be identified through the ASP process, and should be appropriately separated from other larger retail centres in order to support viability of local retail. Community Retail Centres should be located to support adjacent higher density residential areas of the community, and should be served by pedestrian and transit infrastructure. The proposed redesignation facilitates an appropriate community-level retail centre in alignment with MDP policies.

Northeast Community 'A' Area Structure Plan (ASP)

The ASP identifies the subject site as the location of a Community Retail Centre. The proposed land use redesignation is aligned with the ASP.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was reviewed in conjunction with this proposed land use redesignation. That review confirmed that the existing and planned road infrastructure in the area can accommodate the proposed use for the site.

Vehicular access to the site will be restricted to Cityscape Boulevard NE (104 Avenue NE) and to Cityscape Drive NE. No direct vehicular access to or from Metis Trail NE shall be permitted.

Transit services is currently available directly north of the subject site on Cityscape Boulevard NE (Route 445).

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for this application.

ENVIRONMENTAL SUSTAINABILITY

The site is intended to include a supermarket and several additional commercial uses located within walking distance of several hundred dwelling units. Specific environmental sustainability measures will be reviewed at the Development Permit stage.

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GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

There is no Community Association in this area.

Citizen Comments

No comments received by CPC Report submission date

Public Meetings

No public meetings were held by the applicant or Administration for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

Background

Mattamy Homes Limited ("Mattamy") purchased approximately 500 acres of the "Bridgewater" community lands from Walton Developments in December 2011. This community, including the subject properties received Land Use & Outline Plan approval in July 2007. Subsequently, Mattamy received approval for 66 acres of land titled "Cityscape Stage 1" in February 2013 and for 120 acres of land titled "Cityscape Stage 2" in July 2014. Mattamy will be submitting a redesign for the balance of the community within the next couple of months (Stage 3). Consistent with all previous and future stages, the enclosed land use redesignation application is necessary to further the complete community vision set forth with the Stage 1 & 2 Approvals..

Introduction / Proposal

B&A Planning Group is submitting a Land Use Amendment application on behalf of Mattamy for approximately 3.20 hectares (7.91 acres) of land located within the community of Cityscape in the northeast quadrant of the City. The subject land is identified as Community Retail Centre within the Northeast Community 'A' Area Structure Plan (ASP) and is located at the intersection of Cityscape Boulevard NE & Cityscape Drive NE. The application is proposing to redesignate the subject lands from Residential – Low Density Multiple Dwelling (R-2M) District, Residential – One / Two Dwelling (R-2) District & Residential – Narrow Parcel One Dwelling (R-1N) District to Commercial – Community (C-C1) District in order to provide the opportunity for commercial uses to develop central to the western half of the community.

Rationale / Reasons for Approval

The C-C1 land use has been deemed most appropriate based on an assessment of all relevant commercial land use options. The ASP specifically refers to the site as being at the community scale which also meets the intent of the district. C-C1 provides the opportunity for both small and mid-scale commercial units to develop as well as accommodating the possibility of vertical integration with office and or residential. The proposed commercial block is well situated, within 5 minute walking distance from several hundred units, creating opportunities for convenience shopping outside of the Major Activity Centre which is geographically cut off from this portion of the neighbourhood by the large wetland complex.

Concept/ Commercial Study

Although the detailed drawings will be reviewed at the time of Development Permit, a concept has been submitted showing an anticipated first generation design scenario with a mid-scale grocer as an anchor adjacent to Metis Trail, and three other commercial buildings that will contain smaller CRUs fronting onto Cityscape Blvd NE & Cityscape Drive NE. An enhanced pedestrian entrance is shown at the NE corner of the site that will contain wider sidewalks, plantings and possibly patios to help create a sense of arrival and to activate the space.

This application is consistent with the vision set by previous approvals, adheres to the policies of the MDP, New Community Guidebook and Northeast Community 'A' ASP and is complimentary and compatible to surrounding uses. For these reasons, Mattamy requests the support of Administration and looks forward to meeting with the CPAG team.