

Applicant's Submission

Cadillac Fairview Corporation Limited on behalf of Les Galeries D'Anjou Limitee has requested B&A Planning Group (B&A) to prepare a land use redesignation for 3625 Shaganappi Trail NW. The property is legally described as Descriptive Plan 0211955, Block 1, Lot 1 and is located in the northwest Calgary community of Varsity. At present the site accommodates the CF Market Mall Shopping Centre and associated buildings.

This amendment proposes to standardize the measurement of density by means of floor area ratio (FAR). A housekeeping item accounts for recently approved modest additions to the shopping centre while additional FAR is requested for future minor additions to accommodate tenant needs based on market conditions. The changes are not intended for full-scale redevelopment or major intensification of the site. Any major redevelopment plans for the mall would require a subsequent land use amendment application and public consultation.

The current designation on the site is a Direct Control (DC) District based on the C-5 District from Land Use Bylaw 2P80. A provision in the DC District limits the current floor area ratio (FAR) to 0.46:1, not exceeding a net leasable area of 86,010 square metres (925,830 square feet). This land use density was tied to plans presented to Council in 2001.

We wish to remove the last section of the current DC District, which references land use tied to development permit plans, while simplifying the measurement of density to only FAR. FAR is the method used by Administration to measure density in standard commercial land use districts.

The intent is to adjust the FAR to 0.53. This increase accounts for a housekeeping item associated with the recent small addition approved by the City which brought the FAR up to 0.49. A further FAR increase to 0.53 provides a buffer for other modest additions in the future in order to accommodate changing tenant needs but the total is still far less than the density afforded to other regional malls within the City. For comparison, the maximum FAR for other Calgary regional malls are as follows:

Regional Mall	Land Use Designation	FAR
Chinook Centre	DC 286D2017	Site 1 = 1.0, Site 2 = 4.1 up to 5.1
Southcentre	C-R2	2.0
Sunridge Mall	C-R3	2.8

Although there are no plans to expand the shopping centre at this time, the proposed amendment would allow for the potential 8.3% increase in floor area, equivalent to 9,290 square metres (100,000 square feet). Future addition plans would require the submission of a development permit application with opportunities for community input.

Finally, the sign section from the existing DC District has been retained to allow digital message signs of 19 square metres in area but the section wording has been updated to match terminology used in Land Use Bylaw 1P2007.

In summary, our application is for a small increase in the Floor Area Ratio to accommodate future tenant and market demands. The change will not result in any significant change to the shopping centre and as such complies with the existing policy for the site.

We look forward to Calgary Planning Commission's and Council's support of our application.