

Planning & Development Report to
Calgary Planning Commission
2018 November 01

ISC: UNRESTRICTED
CPC2018-1230
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Land Use Amendment in Arbour Lake (Ward 2) at 650 Crowfoot Crescent NW, LOC2018-0182

EXECUTIVE SUMMARY

This application was submitted by Tarjan Group Architects & Interior Designers on 2018 August 14 on behalf of the landowner Broderick Real Estate Corporation. The application proposes to change the land use of the subject site from DC Direct Control District (2P80) to Commercial – Community 2 f0.4h8 (C-C2f0.4h8) District to allow for:

- the permitted and discretionary uses listed in the proposed C-C2 designation;
- a greater variety of commercial uses;
- a maximum building height of 8 metres (no change proposed); and
- a maximum building floor area of 2,592 square metres, or 0.4 FAR (no change proposed).

This land use amendment has been requested to allow for the additional commercial use of Retail and Consumer Service to accommodate a proposed appliance store. No additional changes to the existing development are being contemplated at this time

The proposal is compatible with surrounding land uses and in alignment with the applicable policies of the *Municipal Development Plan*. A change of use development permit application for a Retail and Consumer Service was submitted on 2018 October 02, and is currently under review.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.65 hectares \pm (1.60 acres \pm) located at 650 Crowfoot Crescent NW (Plan 0013068, Block 3, Lot 20) from DC Direct Control District **to** Commercial – Community 2 f0.4h8 (C-C2f0.4h8) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 NOVEMBER 01:

That Council hold a Public hearing; and

1. Adopt, by Bylaw, the proposed redesignation of 0.65 hectares \pm (1.60 acres \pm) located at 650 Crowfoot Crescent NW (Plan 0013068, Block 3, Lot 20) from DC Direct Control District to Commercial – Community 2 f0.4h8 (C-C2f0.4h8) District; and
2. Give three readings to **Proposed Bylaw 1D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

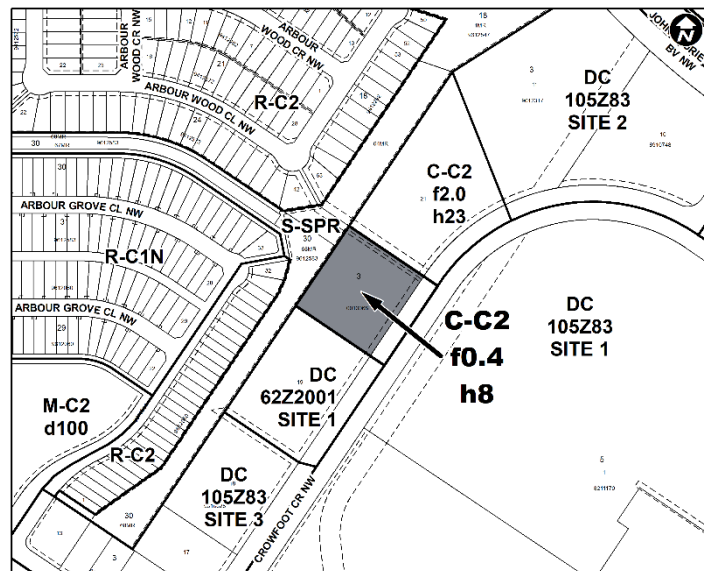
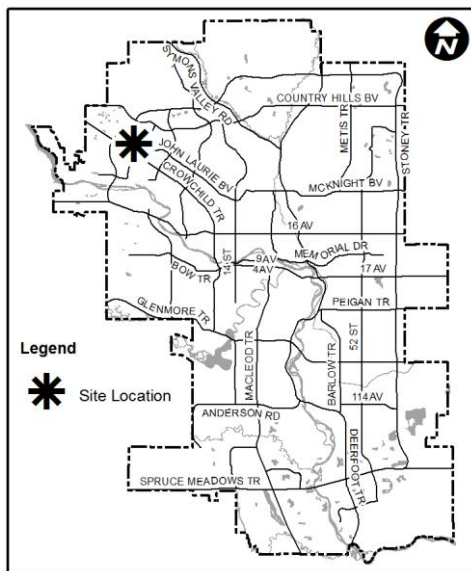
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BACKGROUND

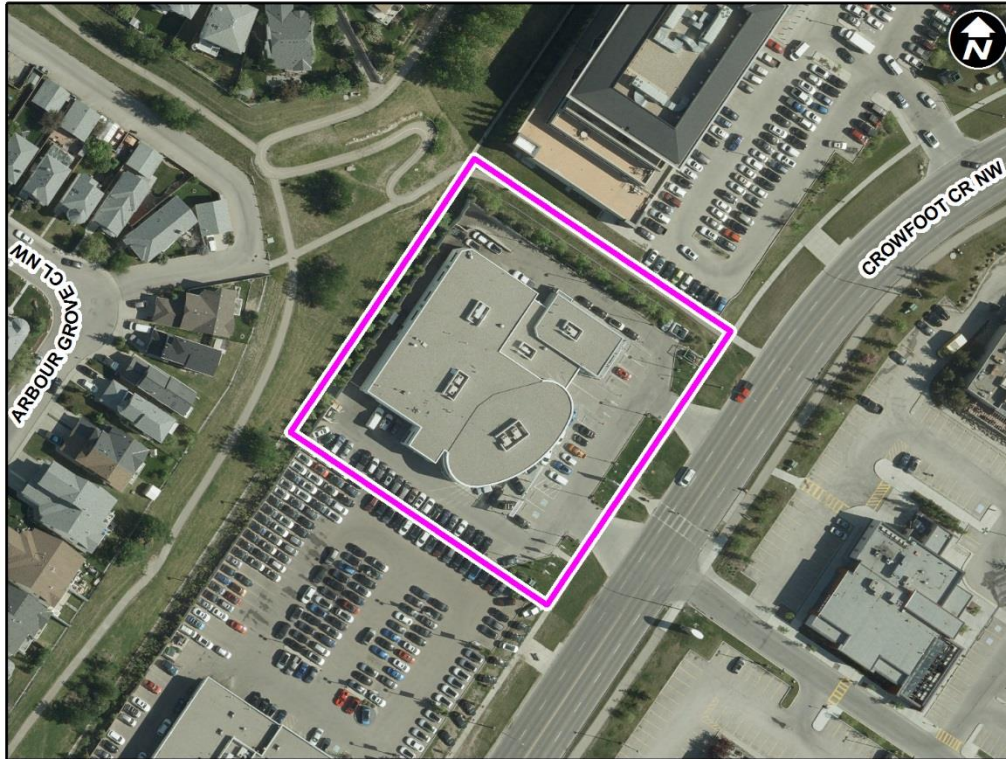
This application was submitted by Tarjan Group Architects & Interior Designers on 2018 August 14 on behalf of the landowner Broderick Real Estate Corporation.

No redevelopment of the site has been proposed, however, a change of use development permit application (DP2018-4690) for a Retail and Consumer Service was submitted by Tarjan Group Architects & Interior Designers on 2018 April 24, and is under review as outlined.

Location Maps



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Site Context

The parcel is developed with a large scale commercial development and is located in the community of Arbour Lake, north of Crowchild Trail NW and west of Nose Hill Drive NW.

The site is approximately 0.65 hectares (1.60 acres) in size, and is developed with a single-storey, approximately 2,523 square metre (27,157 square foot) commercial building. Parking for the existing building is provided by a surface parking and an underground parkade which, together, are able to accommodate 127 vehicles.

Lands to the north, south and east are commercially designated, while those lands west are low density residential and are separated from the subject site by a strip of land designated as Special Purpose – School, Park, and Community Reserve (S-SPR) District.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for the redesignation to a Commercial District of Land Use Bylaw 1P2007 that allows for a range of commercial uses, including Retail and Consumer Service. The

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proposal is consistent with the applicable policies, as discussed in the Strategic Alignment section of this report.

Planning Considerations

Land Use

The subject site is currently designated as DC Direct Control District, and is based on the C-2 General Commercial District guidelines from the Land Use Bylaw 2P80. The purpose of this district is to provide for a wide variety of retail commercial and personal service uses at moderate intensity which serve areas beyond the surrounding community. The DC Direct Control District guidelines provides restrictions around uses and use areas. All uses in the DC District are discretionary, and are limited to the following:

- Offices
- Ancillary retail stores
- Personal Service Businesses
- Automotive Sales and Rentals

The proposed Commercial – Community 2 f0.4h8 (C-C2f0.4h8) District (1P2007) is characterized by large commercial developments that are on the boundary of several communities. These developments have a wide range of use area sizes and types and have a slightly higher maximum building height than nearby low density residential areas. The district has a floor area ratio modifier of 0.4 and a maximum height of 8 metres. Both of these values are set to match the existing building as the building is only fifteen (15) years old and no redevelopment is being contemplated as part of this application.

The uses listed under the proposed C-C2f0.4h8 District are similar in scope and scale to those within the existing DC Direct Control District.

Development and Site Design

The applicant's submission indicates they are interested in using the existing building for an appliance store under the Retail and Consumer Service use. No redevelopment is contemplated as part of this application.

Any future redevelopment 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.

Environmental

No environmental issues have been identified. An Environmental Site Assessment was not required for this application.

Transportation

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The subject site is located adjacent to transit stops for several bus routes on Crowfoot Crescent NW as well as 750 metres walking distance from the Crowfoot LRT Station. Vehicular access is available from Crowfoot Crescent NW. A Traffic Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available within the adjacent right-of-way and can accommodate the potential new use on the subject site without the need for off-site improvements at this time.

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.

Administration did not receive comments from the Arbour Lake Community Association by the Calgary Planning Commission report submission date. No citizens' comments were received by the Calgary Planning Commission report submission date, and 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.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The site is identified as a Major Activity Centre according to Map 1 – Urban Structure of the *Municipal Development Plan (MDP)* and is in close proximity to primary transit. Major Activity Centres (MACs) provide for the highest concentration of jobs and population outside of the Centre City area. The MDP states that MACs should be developed to function as an "urban centre" for a sub-region of the city and provide opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs. The proposed redesignation is aligned with the policies of the MDP.

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Social, Environmental, Economic (External)

The proposal continues to allow for and further supports a mix of commercial uses in Arbour Lake and provides local amenities for community residents.

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.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with applicable policies identified in the Municipal Development Plan. The proposed Commercial – Community 2 f0.4h8 (C-C2f0.4h8) District integrates well with the existing commercial development while also allowing for greater flexibility of uses.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 1D2019**