

Applicant's Submission

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This land use amendment application, submitted by Genco (Walden) Ltd., requests to redesignate the parcel located at 19605 Walden Boulevard SE to Commercial Corridor – 2 f0.5 h12 which will reflect the desired form of development and expand the list of uses currently available. The current DC land use district (DC184D2015) is basically the I-B Industrial – Business District with the additional use of liquor store and a maximum floor area ratio (FAR) of 0.5.

The subject parcel is located at 19605 Walden BV SE, Condo Plan 1711606, Units 1 to 7.

The subject parcel is located on the northwestern edge of the Walden community, just west of the former BFI landfill site, near the intersection of Walden Boulevard and 194th Avenue SE. The community of Chaparral is located north of 194th Avenue SE.

The parcel is 1.03 ha (2.49 acres) in area. The property has one two-storey building and two single storey buildings which contain medical offices, a pharmacy, a liquor store, personal grooming services (specializing in hair and nails), a dance studio, and a fitness centre.

Access is from Walden Boulevard SE, a four-lane divided road with a median. Adjacent uses are:

- o To the east (across Walden Boulevard SE): the lands of the former BFI landfill site
- o To the southeast (across Walden Boulevard SE): medical, dental and veterinary clinics, a pharmacy, a dance gym and a beverage container drop-off depot.
- o To the south: a three storey office building designated I-B Industrial-Business and, further to the south, and across Walden Boulevard, a place of worship (Southview Alliance Church)
- o To the north: a natural area wet pond with a pedestrian pathway
- o To the west: a dry pond (part of surface drainage infrastructure)

The former landfill site to the east, is owned and managed by Progressive, formerly known as Browning Ferrie Industries or BFI. It now appears as a large grassed hill. Because the subject property is within 300 metres of a former landfill site, the Subdivision and Development Regulation prohibits residential, school, hospital and food handling uses on the subject property and on certain neighbouring properties.

The East Macleod Area Structure Plan acknowledges the constraints imposed by the Subdivision and Development Regulation. The subject parcel and the neighbouring parcels to the south and southeast were subsequently designated Industrial Business (I-B), in alignment with the provisions of the Subdivision and Development Regulation. Since these initial land use designations, the subject parcel and the parcel to the southeast were redesignated to Direct Control to provide for certain additional uses. By redesignating these lands to Commercial Corridor – 2 f0.5 h12 land use district, the listed uses are still restricted by the Subdivision and Development Regulation.

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The direction found in the Land Use Bylaw is to use the standard land use districts when possible while maintaining the policy direction. The proposed redesignation would be in keeping with the Community Planning Department's policy to minimize Direct Control Districts where ever possible, therefore, the most appropriate commercial land use district was chosen.

The land use district Commercial Corridor – 2 f0.5 h12, ensures the intend of the Land Use Bylaw is being followed while directing any future development to a high standard of building design, limiting building height and mass, directing building siting, and implementing the policy direction for restricted uses located within buildings. The list of uses has expanded slightly from those of the current DC Bylaw but the overarching restrictions of the Subdivision and Development Regulations still prevail.

The subject parcel serves the nearby residential area of the Walden community and nearby businesses with a range of medical and dental services, small personal service and local fitness centres. These types of uses are not typically located in the community's core commercial area to the west. The proposed redesignation to Commercial Corridor – 2 would expand the list of uses to those with a commercial characteristic which allow for a limited retail, consumer service, offices, and medical uses all of which occur inside a building and do not allow any outside storage of goods.

The Commercial Corridor – 2 land use district lists cannabis store as a discretionary use and would be a commercial use compatible with the existing uses on the property and adjacent properties, in a manner that is consistent with the general locational criteria for this use. The proposed use will respect the minimum separation distances specified in the Land Use Bylaw. The proposed cannabis store will be located within a physical context of office, medical, retail, personal service and other business uses. The subject site is not adjacent to residential properties. In fact, the subject property is oriented away from the residential area, it takes access from a four-lane divided road to the east and to the west, the large wet pond is at minimum 3 metres lower in elevation than the site and there is no direct connection to the wet pond area or to the nearby residential area. There is adequate onsite parking for all the uses on the parcel

The current Land Use Bylaw has many rules for cannabis stores and restrictions on their location. A proposed cannabis store located on the subject parcel would comply with all of the current rules.

Genco (Walden) Ltd. respectfully requests approval of the redesignation of the subject parcel to Commercial Corridor – 2 f0.5 h12 land use district as it is the most appropriate land use district to direct any future development that follows the planning policy for the community.