

Planning & Development Report to
Calgary Planning Commission
2018 November 29

ISC: UNRESTRICTED
CPC2018-1348
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Land Use Amendment in East Fairview Industrial (Ward 11) at 7929 - 11 Street SE, LOC2018-0197

EXECUTIVE SUMMARY

This land use amendment application was submitted by the landowner, Royop (Deerfoot) Development Ltd. on 2018 August 29. This application proposes to change the designation of this property from DC Direct Control District to Commercial – Corridor 2 f0.3h11 (C-COR2 f0.3h11) District to allow for:

- commercial and mixed use developments (e.g. commercial strip mall, commercial storefronts with apartments or offices above);
- a maximum building height of 11.0 metres;
- a maximum floor area ratio (FAR) of 0.3; and
- the uses listed in the proposed C-COR2 designation.

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. There is no local area plan. A change of use development permit application (DP2018-1822) for a Cannabis Store use was submitted on 2018 April 24, and was refused on 2018 August 7.

ADMINISTRATION'S RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.40 hectares \pm (0.99 acres \pm) located at 7929 - 11 Street SE (Condominium Plan 1310049, Unit 24) from DC Direct Control District **to** Commercial – Corridor 2 f0.3h11 (C-COR2 f0.3h11) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 NOVEMBER 29:

That Council hold a Public Hearing; and

1. Adopt, by Bylaw, the proposed redesignation of 0.40 hectares \pm (0.99 acres \pm) located at 7929 - 11 Street SE (Condominium Plan 1310049, Unit 24) from DC Direct Control District to Commercial – Corridor 2 f0.3h11 (C-COR2 f0.3h11) District; and
2. Give three readings to **proposed Bylaw 37D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

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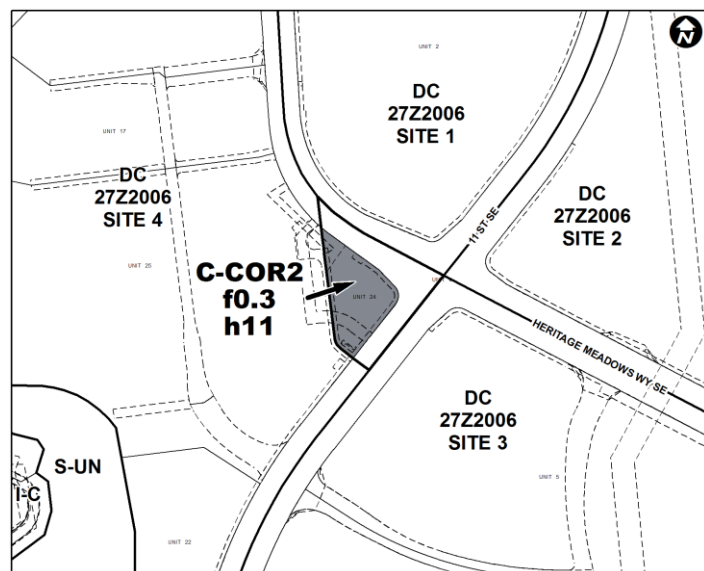
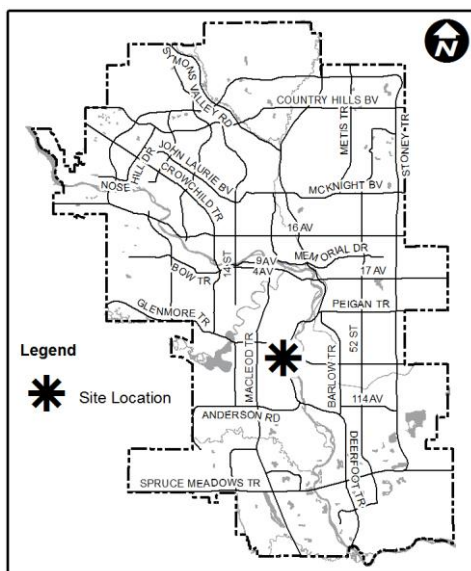
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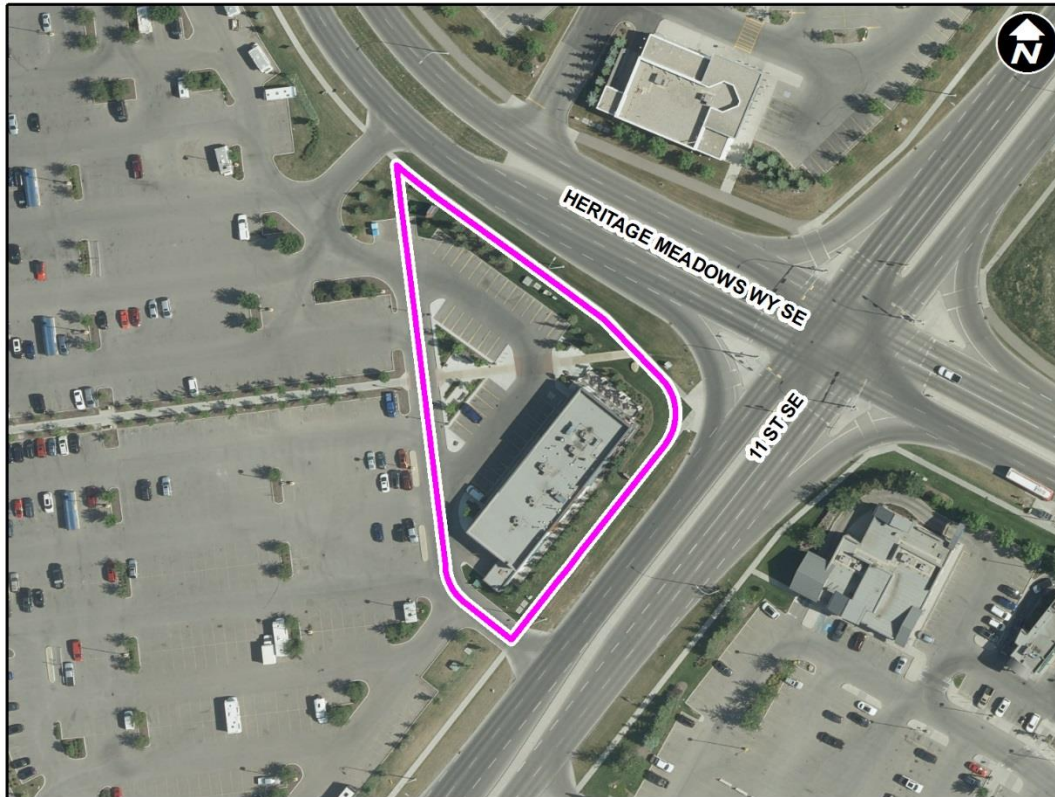
This land use amendment application has been submitted by the landowner, Royop (Deerfoot) Development Ltd. on 2018 August 29. As noted in the applicant's submission (Attachment 1), the applicant is intending to accommodate a range of uses, including the Cannabis Store use. At this time, the applicant is not considering demolition and a comprehensive redevelopment of the site, but rather the allowable uses within the proposed land use district.

A change of use development permit application (DP2018-1822) was submitted on 2018 April 24, to propose a Cannabis Store use within an existing commercial building, and was refused on 2018 August 07. This application was refused as the Cannabis Store use is not a permitted or discretionary use in the existing Direct Control District (Bylaw 27Z2006).

Location Maps



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Site Context

The subject site is located in the community of East Fairview Industrial at the southwest corner of Heritage Meadows Way SE and 11 Street SE. Lands to the north, east, south and west are subject to the same existing DC Direct Control District as the subject site and are comprised largely of commercial developments with the exception of lands to the east, which are vacant and undeveloped.

The subject site was subdivided from a larger parcel on 2013 January 07 as part of a subdivision application (SB2012-0143). The total area of the subject site is approximately 0.40 hectares \pm (0.99 acres \pm). The site is developed with a single-storey commercial building and surface parking areas. On-site surface parking is accessed via 11 Street SE and Heritage Meadows Way SE.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a wider range of uses. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

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Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

This application is to redesignate the site from the existing DC Direct Control District (Bylaw 27Z2006), based on the C-5/.5 Shopping Centre District of *Land Use Bylaw 2P80* to Commercial – Corridor 2 (C-COR2 f0.3h11) District of *Land Use Bylaw 1P2007*. The subject site is identified as a site within 'Site 4' of the existing DC District. The existing DC District from 2006 has specific development requirements, including limiting all automotive sales and rental development across Sites 1 to 4 to a maximum site area of 6.0 hectares and requiring that all building have a minimum setback of 6.0 metres from any property line, except for any buildings abutting Deerfoot Trail. The DC District also allows for a maximum building height of 28.0 metres not including architectural features. Sites 1 to 4 have a maximum gross floor area of 176,516 square metres (1,900,000 square feet) cumulatively across all sites. Additional site restrictions are registered on title, and although not binding on development decisions, they may further limit the maximum building area and height that can be developed across individual sites and condominium units within Site 1 to 4.

The proposed C-COR2 f0.3h11 District is intended to accommodate commercial development on both sides of the street with buildings located varying distances from the street, limited automotive uses, and opportunities for residential and office uses to be in the same building. The proposed district allows for a range of uses, a maximum height of 11.0 metres, and a maximum floor area ratio of 0.3, which aligns with the existing built form and parcel size. The proposed C-COR2 f0.3h11 District also aligns with the relevant policies, while broadening the range of uses and allowing flexibility to support future redevelopment and upgrades to the existing one-storey building.

Development and Site Design

The intent of this application is to allow for a wider range of commercial uses on the site. The site is developed with one building and a surface parking area, and no comprehensive redevelopment of the site is being contemplated at this time. Should the site be redeveloped in the future, direct vehicle access to the site will continue to occur from shared accesses off of Heritage Meadows Way SE and 11 Street SE. Any future development permit application would be reviewed for compliance with the rules for the specific use and the proposed C-COR2 f0.3h11 District.

Environmental

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

Transportation Networks

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A Transportation Impact Assessment (TIA) and parking study was not required for the proposed land use. Vehicular access to the parcel is available and anticipated from the existing driveways adjacent to 11 Street SE. and Heritage Meadows Way SE. The area is well served by Transit via routes 43 and 72, located within 150 metres of the subject site. At the time of redevelopment, access and parking will be reviewed to ensure it is adequate to accommodate the proposed and existing uses on-site.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of 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 landowners and the application was advertised online. No public meetings were held by the applicant or Administration in association with this application. There is no community association for this area.

Administration did not receive any comments in response to the circulation.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. 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 located within a 'Community Activity Centre' as identified on Map 1: Urban Structure Map in the *Municipal Development Plan (MDP)*. Community Activity Centres (CACs) provide a concentration of jobs and population in strategic locations throughout the city and represent a local destination for multiple communities. They provide an opportunity to accommodate significant numbers of workers and residents in centres that are well served by public transit. As most CACs are existing commercial developments, they should continue to provide a significant level of commercial and retail service.

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While the MDP makes no specific reference to this site, the proposal is consistent with the applicable policies. The proposed C-COR2 f0.3h11 District allows the existing one-storey commercial development on-site to continue to function, while supporting its viability through the introduction of new uses. At this time, no demolition or a comprehensive redevelopment is being contemplated, and the proposed land use district supports the provision of a greater range of uses that are within a short walking distance of and have direct pedestrian connections to transit and adjacent commercial developments.

Local Area Plan

There is no local area plan.

Social, Environmental, Economic (External)

The proposed land use district supports the provision of a wider range of uses that are within a short walking distance of and have direct pedestrian connections to transit and adjacent commercial developments. The district also increases the market viability of existing commercial developments on-site, and may encourage future redevelopment of the site.

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

Risk Assessment

There are no known risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is consistent with the applicable policies of the *Municipal Development Plan*. The proposal supports a greater range of uses that support the viability of the existing commercial development on-site.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 37D2019.**