

Applicant's Submission



October 22, 2018

The City of Calgary
900 Macleod Trail SE
Calgary, AB T2P 2M5

RE: Applicant's Submission

Royop Development Corporation is proposing this land use amendment to redesignate the parcel located at 7929 11 Street SE in the community of East Fairview Industrial (specifically in the Deerfoot Meadows shopping area) from a Direct Control District 27Z2006 Site 4, to C-COR2 f0.3h11. This redesignation will allow for the development of a Cannabis Store within an existing commercial development.

The existing property is a single storey retail commercial building including two restaurants and a barber shop. The south end unit was vacated by the previous tenant and the Owner has a tentative deal with a Cannabis Store retailer to open their business in this space. The existing land use is a direct control district created under the old 2P80 land use bylaw, therefore there are no provisions for the Cannabis Store use to be updated without undertaking a land use amendment. For additional context a chart describing the proposed uses in the centre and their respective floor areas has been included below.

**Deerfoot Meadows
Areas Table**

Unit Number	Business Name	Gross Floor Area (sq. ft.)	Public Area (sq. ft.)	Suggested Defined Use Description
2	Via Cibo	3,044	846	Restaurant: Licensed - Medium (between 807.29 sf & 3,229 sf public area)
8	Edo Japan	1,296	340	Restaurant: Food Service Only - Small (under 807.29 sf public area)
10	Tommy Guns	995	N/A	Retail and Consumer Service (barber)
12	Vacant	2,031	N/A	Cannabis Store
Totals		7,366		

Accordingly, please refer to the below planning rationale for the selection of the proposed C-COR2 land use.

Planning Rationale

The subject site is located within the Deerfoot Meadows regional commercial node. Adjacent land users include; Walmart Supercentre to the west, Real Canadian Superstore to the north, Deerfoot Meadows mall to the east with multiple regional retailers, and Shark Club/Sandman Hotel to the south, all of which are contained within the same direct control district as the subject site.

The permitted and discretionary uses for Site 4 in 27Z2006 include a wide variety of regional commercial uses that has facilitated the development of Deerfoot Meadows over the past decade. Retail stores, restaurants, liquor stores, personal service businesses, and retail food stores make up the majority of uses in the area.

In addition to regulating retail uses, the existing direct control district contains a density provision that is managed via restrictive covenants on title and a height restriction of 28 metres. Current registrations on title to the parcel limit the maximum building area to 929 square metres. As the site itself is 0.403 ha (4,030 square metres) these registrations limit development density to an FAR of 0.23. Further registrations by the

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adjacent Walmart restrict the maximum building height on the parcel to 11 metres. There are no other existing conditions of note in the existing direct control district.

In selecting a new land use district for this site, the preference was to pursue an existing land use district from bylaw 1P2007 rather than a new direct control district. This approach provides both the City and the Owner confidence that future changes similar to the addition of Cannabis Stores or a new City-wide land use bylaw can be implemented as a matter of course rather than on an exception. When evaluating the available land uses in 1P2007 one of the Commercial – Regional (C-R#) land uses would seem to be the most applicable, however the subject site itself is only 0.403 ha with a multi-tenant 681 square metre building. The purpose of the C-R1 district for example is for large scale retail users, which would not apply in this scenario as the largest tenant is 283 square metres. Therefore a Commercial – Regional land use was not selected.

A similar analysis was completed in evaluating the Commercial – Neighbourhood (C-N#) and Commercial – Community (C-C#) land uses. The C-N# land uses are intended for small scale neighbourhood centres and similarly C-C1 is intended for more local commercial sites. C-C2 could apply, however it is intended for sites between 3.2 ha and 12 ha in size that are located near residential districts, which does not correspond with the subject site's context.

In evaluating the balance of the commercial land uses available it appeared that a Commercial – Corridor (C-COR#) designation would be the best fit. C-COR2 in particular was selected as it is the most applicable to the subject site's existing context. There is commercial development on both sides of the street, buildings located varying distances from the street, no automotive uses and, parking may be located along all sides of the buildings. The f# and h# modifiers were selected based on the existing restrictions on the site for density and height.

In closing, Royop Development Corporation on behalf of the Owner, requests the City approves this land use amendment application to facilitate the proposed Cannabis Store use.

Royop (Deerfoot) Development Ltd.
c/o Royop Development Corporation

A handwritten signature in blue ink, appearing to read 'J. Weber', is positioned above the printed name of the signatory.

Jacob Weber
Director of Development