

Planning & Development Report to
Calgary Planning Commission
2020 November 05

ISC: UNRESTRICTED
CPC2020-1179

Land Use Amendment in Sherwood (Ward 2) at 11650 Sarcee Trail NW, LOC2020-0043

EXECUTIVE SUMMARY

This application was submitted by WSP Canada on behalf of landowner Trinity Properties Alberta Ltd on 2020 March 30. The application proposes to update the parcel's land use district, which currently reference the superseded 2P80 Land Use Bylaw, by changing the land use designation from DC Direct Control District to Commercial – Regional 3 (C-R3) District to allow for:

- large commercial developments across multiple sites (no change from the existing intent);
- a maximum building height of 18 metres, about 3 to 4 storeys (a 3 metre increase from the current maximum of 15 metres);
- a maximum building floor area of 21,700 square metres (no change from the existing maximum) based on a building floor area to parcel area ratio (FAR) of 1.0; and
- the uses listed in the C-R3 District, such as Cannabis Store, which is the driver of this application.

The proposal is aligned with the applicable policies of the *Municipal Development Plan* (MDP) and the *Symons Valley Community Plan*. No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.17 hectares \pm (5.36 acres \pm) located at 11650 Sarcee Trail NW (Plan 0512336, Block 1, Lot 6) from DC Direct Control District to Commercial – Regional 3 f1.0h18 (C-R3f1.0h18) District, and
2. Give three readings to the proposed bylaw

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by WSP Canada on behalf of landowner Trinity Properties Alberta Ltd on 2020 March 30. The intent of the application is to allow cannabis stores as a discretionary use. A summary of the applicant's proposal has been provided in Attachment 1.

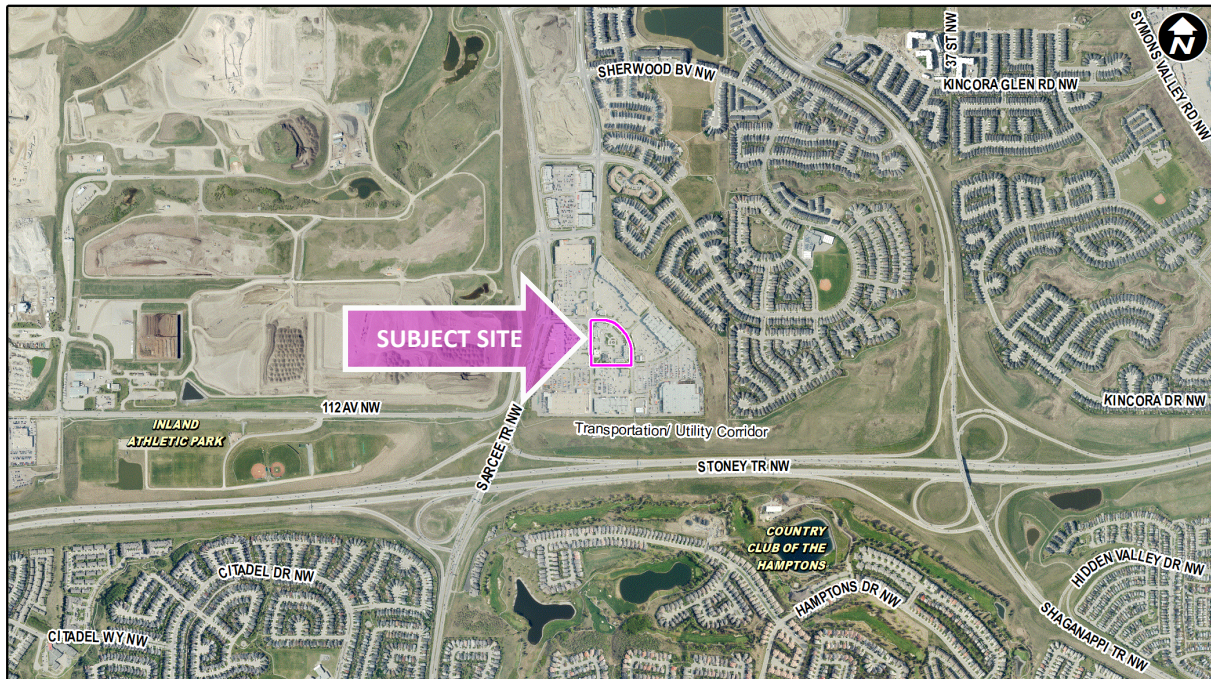
The 2.17 hectare (5.36 acre) site is contained within a 32.9 hectare (81.3 acre) regional commercial site. Development must follow the regulations within a 2005 Direct Control District (Bylaw 109Z2005) that does not list cannabis store as a use. The site is fully developed, therefore the cannabis store is intended to be located within an existing building.

Approval(s): **T. Goldstein** concurs with this report. Author: **J. Furness**

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Site Context

The site is within the Beacon Hill Shopping Centre, northeast of the Stoney Trail NW interchange with Sarcee Trail NW, in the community of Sherwood.

The subject parcel consists of a smaller portion (2.17 hectares) of a larger 33 hectare regional commercial site which contains six buildings and an amenity area in the centre. Surrounding the regional commercial centre, to the north are industrial related employment uses, the east, low density residential uses down a steep slope, the south, Stoney Trail NW, and to the west is the City owned Spy Hill Landfill. Minimum Landfill setback distances for certain uses do not apply to the subject parcel.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a logical change to using a more current and stock land use district that is typically used for new regional commercial centres. As uses and regulations evolve, DC Direct Control Districts, in particular ones such as this from the previous 2P80 Land Use Bylaw can become outdated in certain aspects.

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Land Use

The existing DC Direct Control District [109Z2005](#) was applied to the subject parcel in 2005. The existing DC District has three sites and the subject parcel sits in “Site 1”. The intent of this DC District was to assist in ensuring that the first buildout of the Beacon Hill Shopping Centre and associated industrial area (Sites 2 and 3 of the DC District), did not overwhelm the area street network. At that time, the northwest leg of Stoney Trail was not yet completed. Additionally, there was concern at the time that bringing on commercial development in Beacon Hill might have an undesirable delay in other northern commercial centres from completing their anticipated buildout.

Since the DC District was adopted prior to the current 1P2007 City of Calgary Land Use Bylaw, the DC District uses the old C-5 District of the previous 2P80 Land Use Bylaw. In addition to the maximum floor area ratio of 1.0, Site 1 of the DC District included a more specific floor area maximum related to the overall shopping centre area, and further maximums related to hotel, office, residential or other non-retail areas. Those maximums are no longer considered relevant for evaluating proposed changes to the Beacon Hill Shopping Centre based on existing market conditions, the established site layout, and the current transportation network.

The proposed Commercial – Regional 3 f1.0h18.0 (C-R3f1.0h18.0) District is intended to be applied on sites such as the Beacon Hill Shopping Centre. It is characterized by comprehensively planned and designed development of multiple buildings on multiple parcels with varying heights, densities and residential or non-residential uses. While it is intended for regional shopping centres on land larger than 6.0 hectares, the 2.17 hectare subject parcel sits in the middle of almost 33 hectares of C-R3 style developments. Aside from this, the proposed redesignation does not appear to create any other non-confirming buildings or uses.

Ideally, the entire site area of the existing Direct Control Bylaw would be redesignated, for consistency in future reviews, and to update an outdated land use district. Accordingly, during the application review process, Administration did recommend to the Applicant, that they consider a redesignation of the entire site area. However, this was beyond the scope of their immediate needs, and resulted in a substantial increase in application fees associated with their proposal.

Development and Site Design

No new buildings are anticipated as a result of this application. Should new buildings be required in the future the rules of the C-R3 District will provide the necessary guidance.

Environmental Site Considerations

There are no environmental concerns with the redevelopment of this site.

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Transportation

Pedestrian access is available from existing sidewalks throughout the site that connect to Sarcee Trail NW to the east, Sherview Drive NW to the north and regional pathways abutting the south and east boundaries of the Shopping Centre.

The area is served by Calgary Transit with a stop at the northwest corner of the subject parcel (Route 129) that provides service between Sage Hill and Dalhousie Station. Further north, about a 300-metre walk (3-4 minutes) is another stop for Routes 129 (Evanston to Tuscany Station) and 82 (Sage Hill to Brentwood Station).

Vehicular access is available via an internal driveway network that connects to Sarcee Trail NW, 112 Avenue NW, Sherview Drive NW. Nearby are connections with Stoney Trail NW and Symons Valley Parkway

There would be no changes required to the existing network as a result of approving this application. The site, within the Beacon Hill Shopping Centre, has established pedestrian, transit and vehicular connections.

A Transportation Impact Assessment was not required in support of this application.

Utilities and Servicing

There would be no changes required to the existing water, sanitary or storm water network as a result of approving this application.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and was 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 for this application. The Sherwood Community Association did not provide any comments in response to this application.

No comments were received in response to this application.

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Following Calgary Planning Commission, notifications for the 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 (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2019)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Planned Greenfield with Area Structure Plan (ASP) as identified on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP). Both City-Wide and Developing Residential Communities policies apply and encourage completion of these areas as planned, prior to moving too quickly into developing new suburban communities. The (ASP), described below, is recognized as being in existence prior to adoption of the MDP. This proposal complies with the MDP.

Symons Valley Community Plan (Statutory – 2001)

The subject parcel is located within the Gateway Commercial Area of the [Symons Valley Community Plan](#), which is intended to accommodate regional commercial centres. The proposed land use district is intended for regional commercial centres therefore the application complies with the Community Plan for this site.

Climate Resiliency Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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Social, Environmental, Economic (External)

The proposed change will provide an updated range of allowed uses and regulations for accommodating those uses, which will enhance the economic vitality of this regional commercial centre.

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 proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Symons Valley Community Plan*. It will provide for a more current list of permitted and discretionary uses, including cannabis store, by using a stock district from the current Land Use Bylaw instead of the uses from a since superseded Land Use Bylaw. The switch to a stock district also means that the site's eligible uses and regulations will remain current as the Land Use Bylaw is updated from time to time.

ATTACHMENT(S)

1. Applicant Submission