



MEMO

TO: City of Calgary
FROM: WSP
SUBJECT: Applicant's Submission Form, Proposed CR-3 Zoning, 11650 Sarcee Trail NW, Lot 6; Block 1; Plan 0512336
DATE: March 25, 2020

WSP Canada Group Limited, on behalf of Alcanna Cannabis Stores Limited Partnership and Trinity Properties Alberta Limited, is hereby submitting a land use redesignation application for 11650 Sarcee Trail NW, a parcel within the Beacon Hill Shopping Centre directly north of Stoney Trail NW and east of Sarcee Trail NW. The purpose of the application is to redesignate the parcel from its existing direct control zoning (DC109Z2005) to a Commercial – Regional 3 District (C-R3).

The City has stated that the preference is to move to a standard district within the Land Use Bylaw rather than add a use to an existing direct control district, as based on previous discussions. The C-R3 district has been previously amended to include “Cannabis Store” as a discretionary use.

SITE LOCATION AND CONTEXT

The site is located in the central area of the Beacon Hill Shopping Centre, on Sarcee Trail NW at Stoney Trail. The parcel currently contains 6 separate buildings and the parcel has a total area of 2.17 ha (5.36 ac). Vehicle access is provided to and from Sarcee Trail and adjacent commercial development.

The site is currently developed with a variety of medium and large-scale commercial uses including retail stores and restaurants, as well as associated parking and landscaping. A liquor store was previously located in the building contemplated for a Cannabis Store.

The site is surrounded on all sides by similar large-scale commercial development regulated by the same DC zone (DC109Z2005). A Special Purpose zone containing recreational pathways buffers the commercial development from residential development to the east. The City of Calgary's Spyhill Landfill is located across Sarcee Trail to the west, approximately 325 m from the property line.

EXISTING AND PROPOSED ZONING

The site is currently zoned DC by Bylaw 109Z2005 to establish a direct development control provision for a shopping centre development. The permitted and discretionary uses of the existing DC zone, as well as associated setback, building height, parking, and signage regulations, are generally those of the C-5 Shopping Centre Commercial District of the former Calgary Land Use Bylaw 2P80.

The DC provides detailed site-specific development guidelines regarding floor area, concept and phasing plans, building area ratios, transportation network capacity, transit, façades,

storage/loading areas, parking and landscaping, impacts on adjacent development, and risk management.

This application seeks to redesignate Lot 6; Block 1; Plan 0512336 inclusive of the unit intended to house the use, “Cannabis Store”, to a standard zone, Commercial – Regional District (C-R3). t

The C-R3 district is intended to support comprehensively planned and designed subdivision and development with multiple buildings on multiple parcels, with total site areas not less than 6.0 ha. Due to the size of the site and the limited number of adjacent sensitive uses, the site can be developed to comply with all separation distances from Cannabis Stores as set out in Section 160.3 of the Land Use Bylaw.

It is understood that, to simplify the administration of the Land Use Bylaw, the City of Calgary seeks to redesignate existing DC zones to standard zones where possible.

CONCLUSION

It is our view that the proposed redesignation of the subject site from the DC zone to C-R3, to allow for a “Cannabis Store” as a discretionary use is appropriate for this site as it fits the objectives of the C-R3 zone, and can be developed to comply with all separation distances from Cannabis Stores as set out in Section 160.3 of the Land Use Bylaw.