

**Land Use Amendment in Shawnee Slopes (Ward 13) at multiple addresses,
 LOC2020-0173**

RECOMMENDATION(S):

That Calgary Planning Commission:

1. Forward this report (CPC2021-0480) to the 2021 May 31 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.52 hectares \pm (3.76 acres \pm) located at multiple address (Attachment 6) from Direct Control District to Direct Control District to accommodate additional commercial uses, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject site to a Direct Control (DC) District based on the Multi-Residential – Medium Profile Support Commercial (M-X2) District to accommodate additional commercial uses suitable for a Transit Oriented Development (TOD).
- The proposal would allow for additional commercial uses that are generally complementary with the surrounding development, and that are in keeping with the applicable policies of the *Revised Midnapore Phase 2 Area Structure Plan* (ASP) and *Municipal Development Plan* (MDP).
- What does this mean to Calgary? The proposal provides for a wider range of compatible commercial uses to enable new business and employment opportunities that can meet local service needs.
- Why does this matter? The site is within 400 metres (seven-minute walk) of the Fish Creek-Lacombe LRT Station, and the proposal would contribute to the vibrancy and pedestrian activity in this TOD area.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by O2 Planning and Design on behalf of the landowner, Shawnee Park Inc, on 2020 November 11. The subject site is located in the southwest community of Shawnee Slopes, at the northwest corner of Shawnee Boulevard SW and 6 Street SW. The site is situated within 400 metres of the Fish Creek-Lacombe LRT Station.

The existing development on the site was constructed under DP2016-2688, approved on 2016 December 29, and accommodates commercial uses at-grade with active frontages to promote activity at the street level. The existing mixed-use development has been subdivided, and the proposed land use amendment applies to the strata lots with commercial units.

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As indicated in the Applicant Submission (Attachment 3), the proposal is intended to provide new opportunities for similar commercial uses that can be compatible within the existing mixed-use development. No development permit has been submitted at this time.

A detailed planning elevation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant held three video conference live meetings with community residents to discuss the application. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, and published [online](#), and notification letters were sent to adjacent landowners.

Administration received a total of 11 objection letters, including letter from the Fish Creek Exchange Condominium Board, from the public, on the following areas:

- objection to new businesses, there are similar commercial uses in the nearby areas;
- the new uses will create incompatible and nuisance issues with the residential use;
- objection to larger commercial uses, these will reduce parking supply, increased traffic and create unsafe traffic situations; and
- small businesses that will enhance the walkability and liveability of the community is supported.

Administration received comments from the Shawnee Slopes Community Association on 2020 December 08, and 2021 March 31 (Attachment 5), regarding the following concerns:

- increased traffic and pedestrian safety;
- reduced availability of on-site and on-street parking;
- increase volume and frequency of loading and waste removal; and
- incompatibility of uses and potential noise, odours, and nuisance created by the new commercial businesses.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The commercial units were designed to accommodate loading, waste services, and designated parking. The existing mixed-use development was designed with commercial uses at-grade to promote activity at the street level. The proposed new commercial uses are intended to be pedestrian-oriented, and no auto-oriented uses have been included.

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After further discussion with the applicant and residents of the community, the list of allowable uses was revised in the Direct Control District Bylaw (Attachment 2) to remove some uses which raised community concerns. The proposed new uses are discretionary uses, and any future change of use would require development permit applications.

Following a meeting of the Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised, posted on-site, and mailed out to adjacent landowners.

IMPLICATIONS

Social

The proposed land use amendment would enable this site to serve as a key local gateway by accommodating additional compatible commercial uses. The proposed uses would contribute to the vibrancy of the area, and promote the use of nearby public transit, city bike paths and regional pathways, while encourage walking and cycling.

Environmental

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Economic

This proposal would allow for a wider range of commercial uses, and provide additional business and employment opportunities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no significant risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Address List

Department Circulation

General Manager	Department	Approve/Consult/Inform