

Applicant Outreach Summary

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Fish Creek Exchange Land Use Amendment (LOC2020-0173)

Outreach Summary

April 2021



PROJECT BACKGROUND

O2 Planning + Design has submitted a land use amendment application to add additional discretionary uses to the land use district that governs the existing mixed-use buildings at the corner of 6 Street SW and Shawnee Blvd SW, within Fish Creek Exchange, which is within the Shawnee Evergreen Community Association (SECA) boundary. The proposal introduces uses that more closely align with the more contemporary mixed-use district (MU-1), which has largely replaced the M-X2 district (the base district for the existing DC) for new suburban and urban mixed-use communities. The proposed additional uses will enable the land owner to more readily lease the retail spaces within the existing mixed-use buildings, and support the daily lives of the existing and planned community within Fish Creek Exchange. The site is located within walking distance to the Fish Creek-Lacombe LRT station, and is part of an evolving community that is planned for significant redevelopment.

The proposed development includes the following key highlights:

- Provides a diversity of community-oriented commercial and retail uses for residents of Fish Creek Exchange, and more broadly the neighbouring communities of Shawnee Slopes and Millrise.
- Increases employment opportunities in proximity to residential areas, public transit, and major transportation corridors.
- Contributes to the Municipal Development Plan's aspirations to achieve complete communities where residents can live, work, and play, close to home.



COMMUNICATIONS

Due to COVID-19 and the required public health response, it was not possible to host a traditional open house. Instead, the project team met with the SECA, Councillor Diane Colley-Urquhart, and representatives of the Fish Creek Exchange Condo Board on December 4, 2020, shortly after the application was formally accepted by the City on November 19, 2020. The virtual meeting provided the opportunity for the project team to present the proposed land use amendment and intent, and provided residents with a forum for initial comments and questions.

SECA and the Condo Board each provided a formal letter after the virtual meeting. Three individual emails from residents were also received. Details of these letters and emails are described in the following section.

Following the receipt of a Detailed Team Review (DTR) from the City, and the subsequent response to the DTR by the applicant, additional virtual meetings with the SECA and the Condo Board were held on March 25, 2021. The Councillor's office acknowledged the invitation, however deemed it appropriate to decline at that time in order to remain neutral as the project moves toward CPC and Council dates. These meetings provided a final opportunity for the community to review the proposed changes to the application, as well as the status and timeline for approvals.

In addition to the two meeting with the community, standard City notification signage was also installed at the site on November 26, 2020.

Final correspondence will be provided to the SECA and the Condo Board that details the changes to the application once the bylaw has been formalized by the City and the applicant, and prior to CPC.

SUMMARY OF PUBLIC FEEDBACK & RESPONSE

The following summary provides an overview of what was heard from the community, and includes responses to identified interests, questions, or concerns about the proposal.

In general, resident feedback focused around a limited number of topics related to the proposed additional uses. These topics have been summarized under three key themes: parking, nuisance, and community fit.

A summary table is provided on the subsequent pages detailing the feedback and responses.

CHANGES TO THE APPLICATION

In response to the meetings with the community, as well as their written correspondence, the applicant has agreed to remove several proposed uses from the amendment application, including:

- > Brewery, Winery, and Distillery
- > Cannabis Store
- > Drinking Establishment: Medium
- > Restaurant: Food Service Only - Large
- > Restaurant: Licensed - Large
- > Supermarket

We believe that the revised application demonstrates a reasonable and appropriate response to the community's concerns, and we look forward to advancing this application in a timely manner.

COMMUNITY FEEDBACK

APPLICANT RESPONSE

Impacts due to increased parking demand

In general, residents expressed concerns related to perceived increased parking demand on the community due to some of the proposed additional uses. Cited examples were the supermarket and large restaurant uses. The community identified existing street parking demands as a concern, and intimated that the issues would be exacerbated by these more intense uses.

Commercial parking minimum requirements have recently been removed from the zoning bylaw. As such, any issues with available parking, including the appropriateness of the use and potential impacts to existing parking supply, will be handled through the Development Permit (DP) process. All additional uses are proposed to be discretionary, and as such, any permit for the proposed additional uses will require a DP.

The buildings have been constructed, and there is no opportunity to provide more parking stalls. As such, the commercial/service uses that may locate in the buildings will have to demonstrate that they can coordinate their parking strategy with the other existing businesses on-site to lessen potential impacts. This is true even today, with the existing uses that are discretionary for the site.

Finally, the project team has agreed to remove a number of higher intensity uses in acknowledgment of concerns from the community, as well as from City planning.

Impacts due to increased activity and noise

Concerns related to greater intensity and impacts of proposed uses on the community were raised. The community's concern centred around potential increases to noise, lights, odour, loading and unloading, and garbage service related to some of the proposed uses, including supermarket, large restaurant, drinking establishment, and cannabis stores.

The land use amendment proposes to add new uses that are aligned with the MU-1 district, which has largely replaced the M-X2 district for mixed-use communities in Calgary. As such, the additional proposed uses are already considered appropriate by the City for similar communities throughout the city, and the applicant would like the same opportunities for commercial/service leasing on the site.

Additionally, all proposed uses are discretionary and will require a DP prior to approval, which requires the applicant to demonstrate how the use will fit within the context of the community, including by addressing issues related to noise, use, parking, loading, and waste. This is the standard City process for all discretionary uses, even those that are currently listed in the land use bylaw for the site.

When compared to a number of the existing discretionary uses (e.g. day care, addiction treatment, convenience food, place of worship, small and neighbourhood restaurants, take out food service), it is the opinion of the applicant that the additional impact to the community due to the proposed new uses would be relatively minor, or negligible.

As previously described, a revised list of uses has been prepared, which includes removal of uses that may be considered most impactful to the community.

COMMUNITY FEEDBACK

APPLICANT RESPONSE

Lack of compatibility of uses with community

Associated with the community's concerns about impacts to parking and increased activity, residents identified that certain uses did not represent a good fit for neighbourhood. The community provided examples of these uses, including: cannabis store, drinking establishments, and brewery, citing the hours of operation, and volume and types of activity associated with these uses.

As previously stated, the compatibility of the uses will be evaluated when a DP is being sought to permit the discretionary use. The intention of this application is to provide a menu of additional uses that the applicant believes is appropriate for a mixed-use community, in walking distance to an LRT, and that is planned for significant growth. The proposed uses are not only for today, but also for years to come. It is difficult to say today what may be compatible in 20 years as the community changes. This amendment will provide the necessary flexibility to adapt to the community and market interests over time.

Compatibility, as always, will be determined at the DP stage of any application, the land use appropriately sets the table for that future discussion.