

Applicant Submission

November 10, 2020

On behalf of Graywood Developments, O2 Planning + Design (O2) is proposing to amend the land use district for the parcels located at 10, 14, 18, 22, 50, 54 and 58 Shawnee BV SW and 11 Shawnee CM SW to permit additional uses to the existing Direct Control (DC) land use district. The site is currently regulated by Direct Control (DC 54D2012), which is based on the Multi-Residential – Medium Profile Support Community (M-X2) District. Development permits (DP2020-0692 and DP2020-6581) have been approved for the parcels and structural development of the land has been completed. Commercial and residential occupancy of the site has begun.

The owner wishes to expand the list of retail and commercial uses for the site to ensure that the Fish Creek Exchange community provides a broader range of services and adequately supports the new and evolving mixed-use community. A number of additional uses are appropriate in the context of this site and can directly support the community while maintaining the intent and feel of the original DC. See the attached Appendix for a list of proposed uses to be added through this amendment application.

Situated at the gateway to Fish Creek Exchange, near the corner of 6th Street SW and Shawnee Boulevard SW, and within 400 metres of the Fish Creek – Lacombe CTrain Station, the site is the key commercial hub for phase one of the Fish Creek Exchange community, and will also support future phases of development and the existing neighbouring communities. Expanding the list of uses on the site will provide a greater mix and diversity of community-oriented retail, amenities, and services to support daily life in the area. In doing so, this proposal conforms to Calgary's Municipal Development Plan (MDP), which emphasizes complete communities defined by a diverse mix of uses that allow daily needs to be met close to home and increase employment opportunities in proximity to where people live. Mixed-use developments that incorporate a diversity of uses and services, like the one located on this site, help establish a distinctive, strong sense of place where the community can gather and strengthen social ties.

In summary, the proposed land use enables a development that will:

- Provide 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.
- Increase employment opportunities in proximity to residential areas, public transit, and major transportation corridors.
- Contribute to the Municipal Development Plan's aspirations to achieve complete communities where residents can live, work, and play, close to home.

O2 will be facilitating communication with the City and the community throughout the process and is committed to meaningful stakeholder consultation.

Appendix A: Proposed Additional Uses

The following is a list of additional uses that are proposed to be included in the existing Direct Control (DC 54D2012):

- Accessory Food Service
- Brewery, Winery and Distillery
- Cannabis Store
- Catering Service – Minor
- Drinking Establishment – Small
- Drinking Establishment - Medium
- Financial Institution
- Instructional Facility
- Liquor Store
- Market
- Medical Clinic
- Pet Care Services
- Restaurant: Food Service Only – Medium
- Restaurant: Food Service Only – Large
- Restaurant: Licensed – Large
- Restaurant: Licensed – Medium
- Restaurant: Licensed – Small
- Supermarket (*rules already exist in the DC regulating Supermarket size, however it is not an explicit use in the DC or in the base M-X2 district)
- Veterinary Clinic