



Fish Creek Exchange Land Use Amendment

Council Presentation

May, 2021

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 31 2021
ITEM: #8.1/18 CR2021-3480
Public
CITY CLERK'S DEPARTMENT

Site Location and Context

Fish Creek Exchange

- Situated at the corner of 6th St. SW and Shawnee BV SW
- Phase 1 of Fish Creek Exchange
- Mixed-use buildings already built with residential and some commercial tenancy
- Located in a TOD area that is undergoing mixed-use infill development
- 6 minute-walk to Fish Creek - Lacombe LRT Station
- Proximity to bus routes 11, 12, and 52
- 400 metres from Fish Creek Park
- Short distance to Macleod Trail



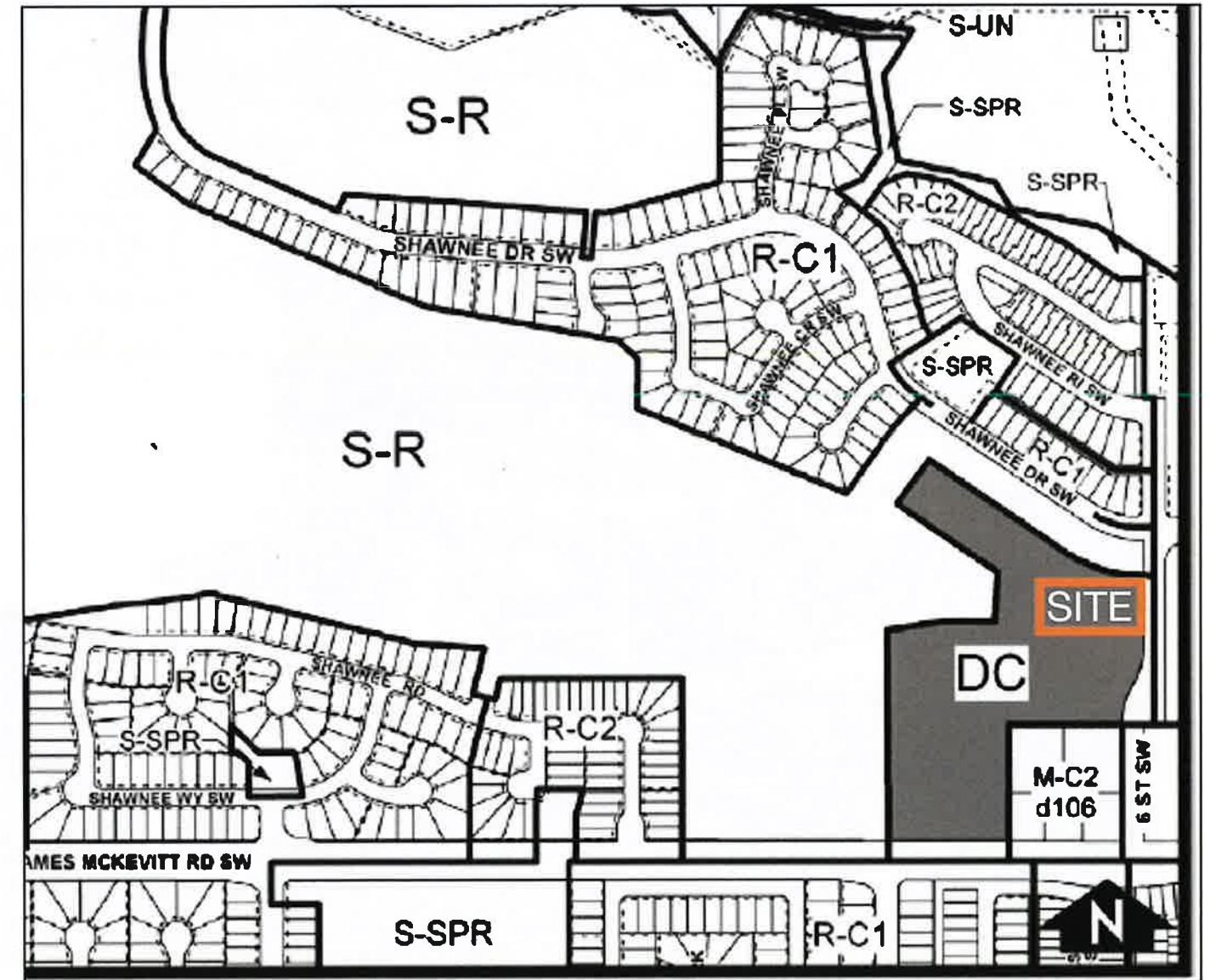
Site Location and Context



Existing Land Use

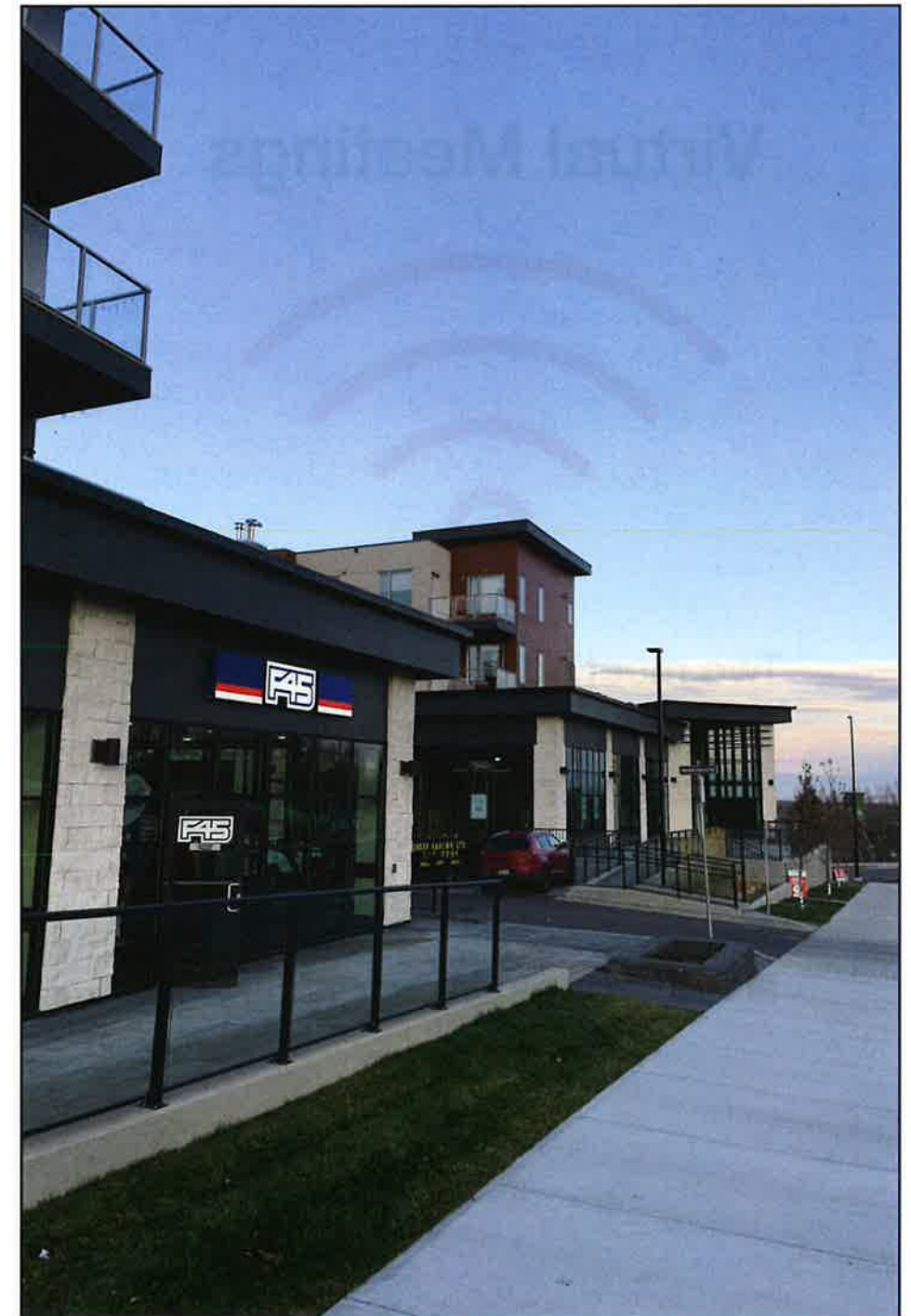
- Direct Control (DC 54D2012)
- M-X2 base district (Multi-Residential – Medium Profile Support Commercial).
- M-X2 is now a seldom used district, largely replaced by MU-1 and MU-2 for mixed-use and TOD communities.
- Existing DC provides for a variety of Commercial and Service uses (below), however lacks some of the uses that we now expect to see in a mixed-use context.

- | | |
|--------------------------|-------------------------------|
| • Addiction Treatment | • Place of Worship |
| • Child Care Service | • Print Centre |
| • Convenience Food Store | • Restaurant: Neighbourhood |
| • Counselling Services | • Restaurant: Small |
| • *Fitness Centre | • Retail and Consumer Service |
| • Office | • Specialty Food Store |
| • Outdoor Cafe | • Take Out Food Service |



Proposed Land Use

- Retain existing Direct Control district and general rules as no structural changes are contemplated.
- Amend the list of discretionary uses by providing additional uses that will more closely align with the MU-1 district.
- The amendment will help to ensure that the commercial spaces are more readily leasable and resilient to respond to market fluctuations over time, while providing additional community supportive retail and services.
- Proposed uses are not expected to be more intensive than some uses within the existing DC permissions.
- **Proposed Additional Discretionary Uses:**
 - Accessory Food Service
 - Catering Service – Minor
 - Drinking Establishment – Small
 - Financial Institution
 - Instructional Facility
 - Liquor Store
 - Market
 - Medical Clinic
 - Pet Care Services
 - Restaurant: Food Service Only – Medium
 - Restaurant: Licensed – Medium
 - Restaurant: Licensed – Small
 - Veterinary Clinic



Community Outreach

Virtual Meetings



Two meetings with Shawnee-Evergreen Community Association and Fish Creek Exchange Condo Board.

One meeting each with the CA and Condo Board, separately.

Changes to the application

- The applicant has agreed to remove the following uses from the original application in order to address community concerns associated with higher intensity uses that may not be suitable for the site:
 - Brewery, Winery and Distillery
 - Cannabis Store
 - Drinking Establishment - Medium
 - Restaurant: Food Service Only – Large
 - Restaurant: Licensed – Large
 - Supermarket