

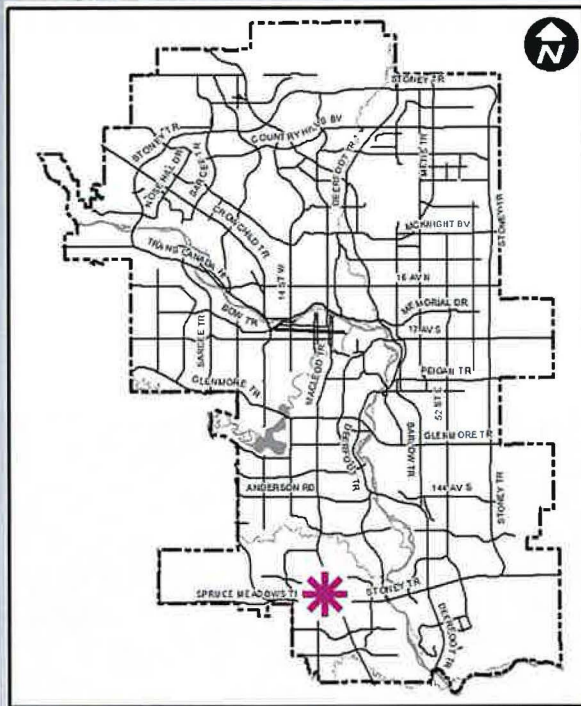


Calgary Planning Commission

Agenda Item: 7.2.2



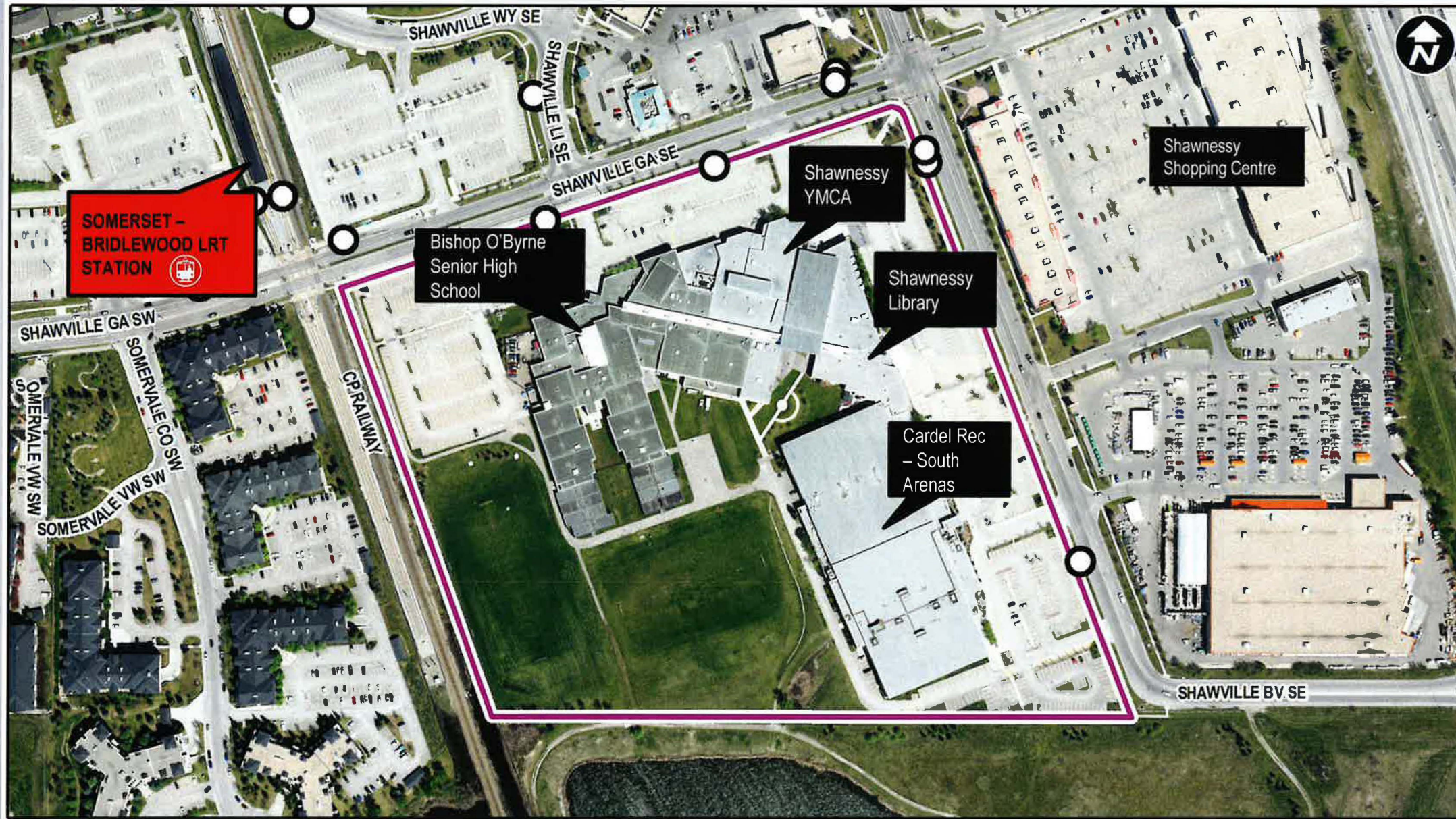
LOC2021-0102 / CPC2021-1316
Land Use Amendment (S-CS to DC)
September 16, 2021



LEGEND

- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



**LEGEND**

600m buffer from LRT station

LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow
- Bus Stop

Parcel Size:
12.14 ha



Photo A



Photo B



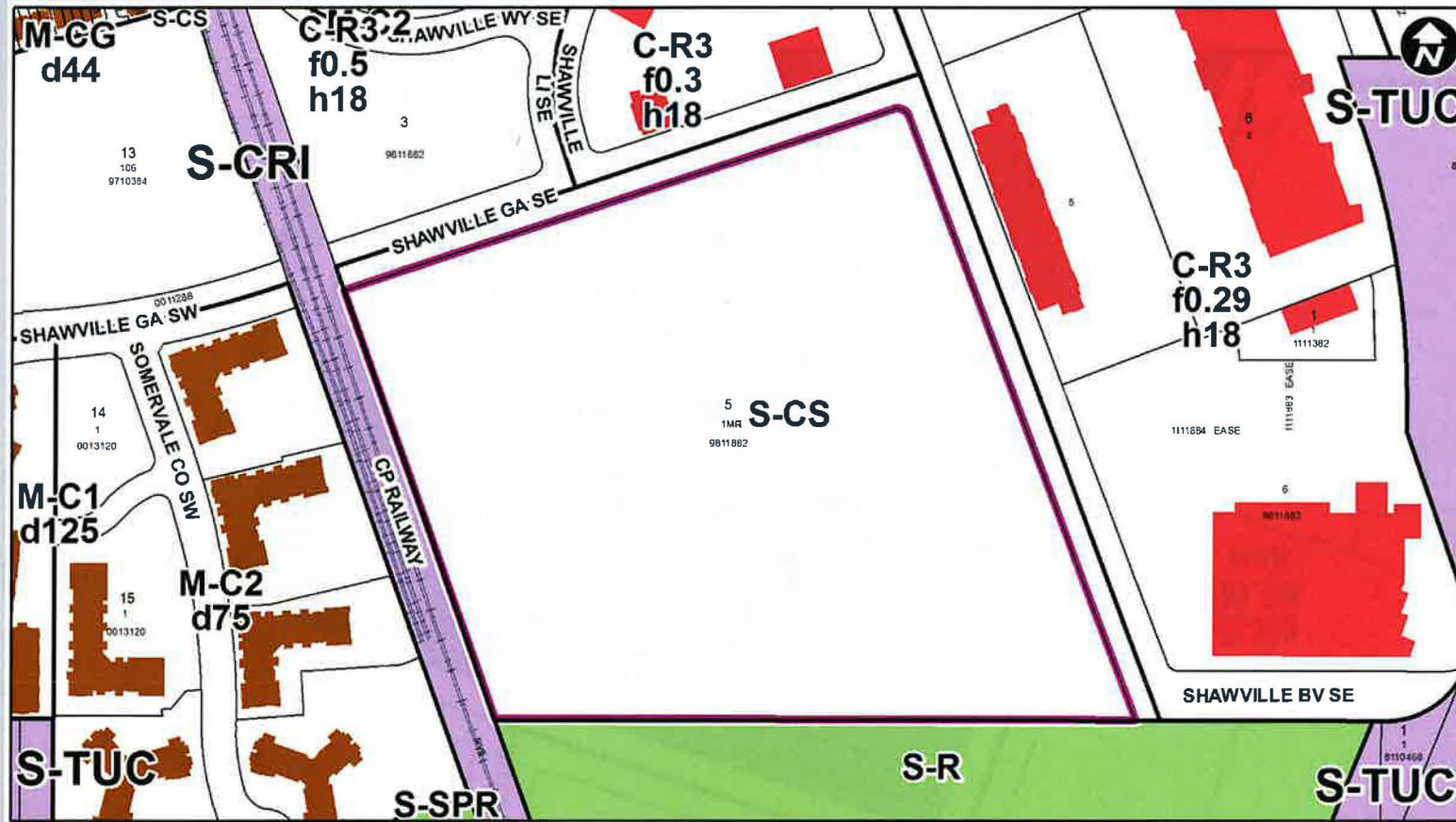
Photo C



Photo D



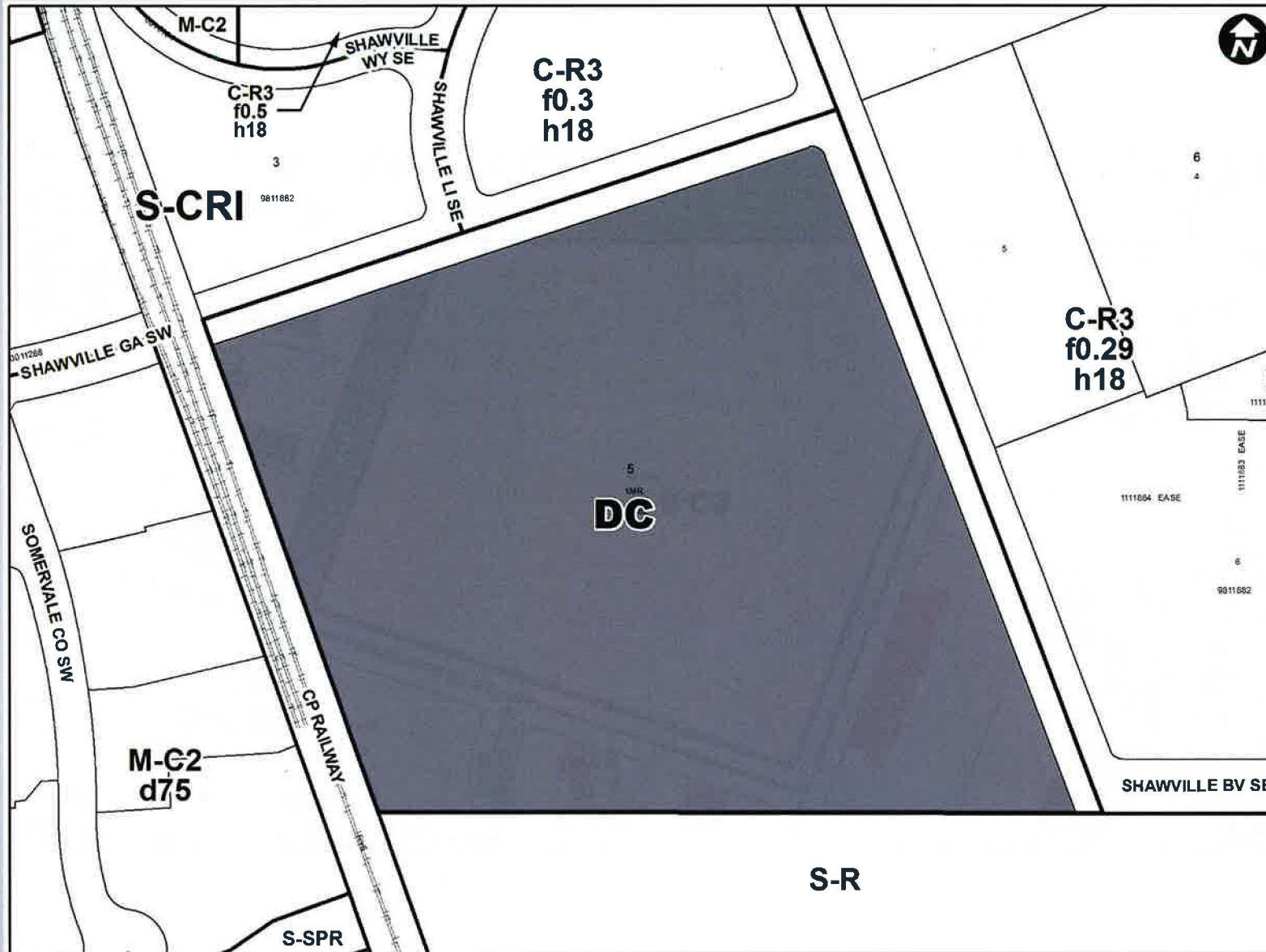
Photo E



Existing Land Use:

Special Purpose – Community Service (S-CS) District

- Site with 100% deferred reserve caveat (DRC)
 - DRC will remain on title;
- Does not allow for restaurants; only food group use allowed in S-CS is Food Kiosk.



Proposed DC based on S-CS District:

- Additional discretionary use of Restaurant: Licensed;
- Max use area 930m² (approx. 5% of the gross floor area)
- Limit to one full-service restaurant;
- Restaurant open to all ages;
- Limit to hours of operation of the facility to be one hour after the end of the last activity;
- Limit direct access to be from within the rec facility only.

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 12.14 hectares \pm (30.00 acres \pm) located at 333 Shawville Boulevard SE (Plan 9811882, Block 5, Lot 1) from Special Purpose – Community Service (S-CS) District to Direct Control (DC) District to accommodate an additional licensed restaurant use in an existing building, with guidelines (Attachment 2).

Supplementary Slides

Precedent Examples:

- Most common uses are physio, small food kiosks, childcare, facility services (ie skate sharpening)

Facility	Facility Size	Sub-Leased Area (excl. library)	% Floor area as sub-lease	Sub-leased space
South Fish Creek	255642 ft ²	16955 ft ²	6.63%	Southwest Hockey, Blades, Booster Juice, Centre Ice Food, Childcare (YMCA operated), Panther, Library
Seton	329160 ft ²	6979 ft ²	2.12%	Good Earth, Panther Laundry, Panther, Child Care (YMCA operated), Library
Rocky Ridge	296492 ft ²	8480 ft ²	2.86%	Jugo Juice, Library, Child Care (YMCA operated), Lifemark
Quarry Park	101181 ft ²	3944 ft ²	3.9%	Library, Child Care (YMCA operated), Teaja
Genesis	189498 ft ²	19094 ft ²	10.08%	Treliis, Medical Clinic, SRI Physio, Jugo Jice, Prek Education, Mosaic storage, Childcare (YMCA operated), Library
Vivo	195042 ft ²	7605 ft ²	0.04%	Library, Northern Hill CA, Skate Doctor, Primary Care Network, Panther Physio, Jugo Juice
Soccer Center (SE)	189654 ft ²	3899 ft ²	2.06%	Subway, All Beef Catering, World of Soccer (pro Shop)

