

**Land Use Amendment in Shawnessy (Ward 13) at 333 Shawville Boulevard SE,
 LOC2021-0102**

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 12.14 hectares ± (30.00 acres ±) 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).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 SEPTEMBER 16:

That Council give three readings to **Proposed Bylaw 175D2021** for the redesignation of 12.14 hectares ± (30.00 acres ±) 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).

HIGHLIGHTS

- This application seeks to redesignate the subject property to a Direct Control (DC) District to accommodate an additional licensed restaurant use in an existing multi-use recreational facility (Cardel Rec – South).
- A DC District is necessary to accommodate a licensed restaurant within the existing multi-use recreational facility without allowing for all of the commercial uses associated with a mixed-use or commercial district. The DC District also sets specific parameters related to the restaurant use that ensure this site will continue to function as a quasi-joint use site. The proposed land use amendment is in keeping with applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The existing recreational and educational facility can continue to serve Calgarians with an additional use to support the facility's programs.
- Why does this matter? As our City grows, existing facilities are challenged to adapt to growing needs. This application provides an opportunity for the facility to deliver an additional service that allows citizens to enjoy recreational activities and dining in the same location.
- A change of use development permit for a new licensed restaurant has been submitted and is currently under review.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This application was submitted on 2021 June 25, by KORR Design, on behalf of South Fish Creek Recreation Association (SFCRA), with authorization from the landowners, The City of Calgary and Calgary Roman Catholic School Board.

Located in the community of Shawnessy, the existing Cardel Rec South complex is a recreation, education, and library hub for the community. The facility currently includes the Bishop O’Byrne High School, a public library, four ice arenas, community gymnasium, the YMCA, Booster Juice, Panther Sports Medicine and Blades Skate Sharpening. As noted in the Applicant Submission (Attachment 3), the intent of this land use amendment and the associated change of use development permit (DP2021-4766) is to accommodate a new Restaurant: Licensed in the existing facility. The new restaurant is intended to serve patrons of the facility and be part of the High School Culinary Program.

The proposed DC District is based on the existing Special Purpose – Community Service (S-CS) District, with the additional use of Restaurant: Licensed and associated rules for this new use. The restaurant rules in the proposed DC District are to ensure that the additional use of Restaurant: Licensed is ancillary to the greater uses of the site. Other commercial districts were not considered because this is a site maintains a 100 percent Deferred Reserve Caveat and it functions as a quasi-joint use site; as such, there is an interest to ensuring that all uses on the site are for public benefit.

A detailed planning evaluation 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 this 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 contacted all Cardel Rec South partners, which included the Public Library, YMCA, Catholic School Boards, City of Calgary – Calgary Recreation, and two local area Councillors. In-person meetings were conducted to discuss the proposal and letters of support have been provided from these stakeholders. The Applicant Outreach Summary is included in Attachment 4.

City-Led Outreach

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

Administration did not receive any letters from the public.

The Shawnessy Community Association indicated they have no comments on this land use amendment.

**Planning & Development Report to
Calgary Planning Commission
2021 September 16**

**ISC: UNRESTRICTED
CPC2021-1316
Page 3 of 3**

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Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The size of the restaurant and parking will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for additional services in the community and contributes to the goal of complete communities.

Environmental

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

Economic

The ability to operate a restaurant would support the patrons of the facility to meet long term community and business needs.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 175D2021**
3. Applicant Submission
4. Applicant Outreach Summary
5. Development Permit (DP2021-4766) Summary
6. **Public Submissions**

Department Circulation

General Manager	Department	Approve/Consult/Inform