

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Shawnessy. The site consists of the existing 23,750 square metre (255,642 square feet) Cardel Rec South complex, operated by South Fish Creek Recreation Association (SFCRA), and contains Bishop O'Byrne High School, a public library, four ice arenas, community gymnasium, the YMCA, Booster Juice, Panther Sports Medicine and Blades Skate Sharpening. The complex primarily serves Calgaryans residing south of Fish Creek Provincial Park.

On 2020 November, SFCRA approached The City of Calgary - Calgary Recreation with a proposal to utilize approximately 836 square metres (9,000 square feet) of recently vacated space for a restaurant that could serve facility patrons and would be used to help establish a culinary program for Bishop O'Byrne High School, which is located in the same building. The facility is located on a parcel of land that was purchased using funds from the Joint Use Reserve Fund with a 100 percent Deferred Reserve Caveat, and is currently designated as S-CS District.

Community Peak Population Table

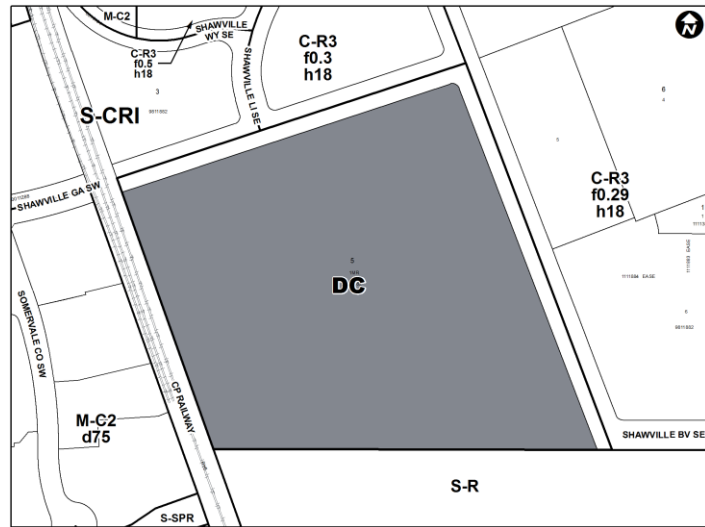
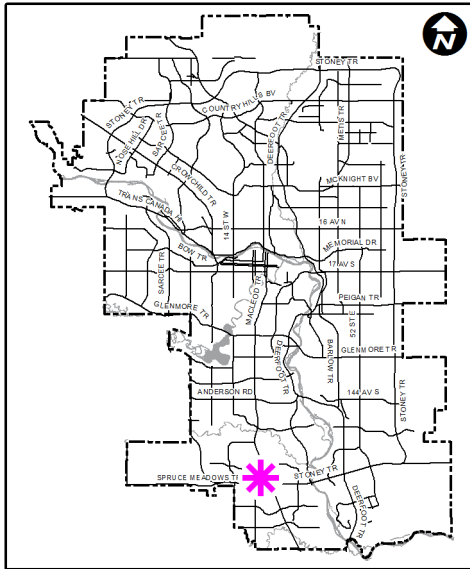
As identified below, the community of Shawnessy reached its peak population in 2005.

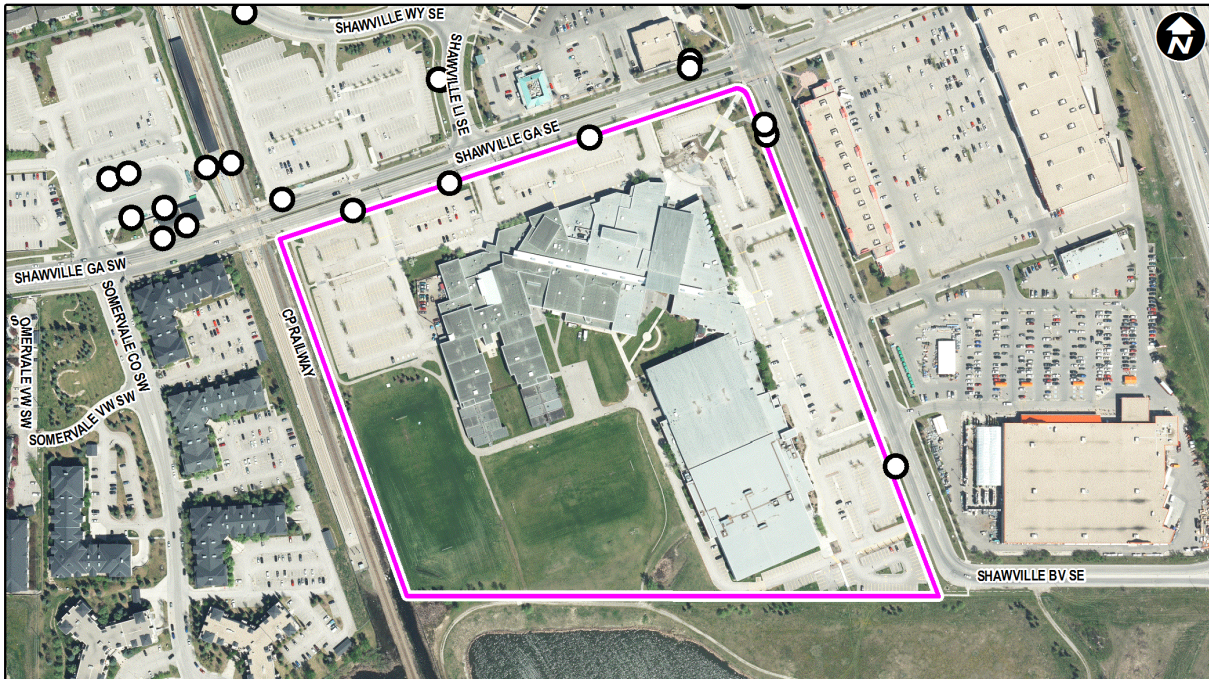
Shawnessy	
Peak Population Year	2005
Peak Population	9,621
2019 Current Population	9,368
Difference in Population (Number)	-253
Difference in Population (Percent)	-2.6%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Shawnessy Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently designated as S-CS District, which is intended to accommodate education and community uses located within buildings. The site was previously designated S-CS District in order to accommodate a library, allowing the site to function as a quasi-joint use site. This site was purchased using the Joint-Use Fund with the whole parcel being registered as deferred reserve on the land title.

Based on the S-CS District, the proposed DC District is intended to allow for the additional licensed restaurant use within the existing building. Other commercial districts were not considered because this is a site with 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.

The restaurant rules in the proposed DC District have been included to ensure that the additional use of Restaurant: Licensed is ancillary to the greater uses of the site. A summary of the rules are as follows:

- Allowable Size:
 - Size limit for full service restaurant in this facility to be 930.0 square metres (approximately 5 percent of gross floor area).
 - This size requirement includes dining areas, food preparation areas and any other ancillary floor space for the restaurant use.
- Number of establishments:

- Only one full-service restaurant is permitted within the facility.
- Food Service Type:
 - Entire restaurant must be open to all ages and cannot limit patrons to 18 years of age and older.
- Hours of operation
 - Limit hours of operation to one hour after closing of the main facility.
- Access:
 - Access is from within the recreation center only. No access directly to the exterior of the building will be permitted to ensure the use is ancillary to the overall facility.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If this application is approved by Council, the rules of the proposed DC District would provide guidance for the development of the site, including allowing for the restaurant use, in addition to the existing uses allowed in the district.

A change of use development permit application (DP2021-4766) has been submitted and is under review. This development permit application is not proposing any changes to the building, signage, or parking.

Transportation

Vehicle and pedestrian access to the site is available via Shawville Boulevard SE and Shawville Gate SE. Shawville Gate SE is classified as an Arterial Street as per the *Calgary Transportation Plan*. Transit service is available within 100 meters on Shawville Blvd SE and Somerset LRT Station is located about 500 meters walking distance.

A Transportation Impact Analysis was not required as a part of this land use amendment, however further parking and transportation analysis is required as part of the development permit (DP2021-4766) review.

Environmental Site Considerations

There are no environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water and sewer service(s) exist to the subject site.

Servicing requirements will be determined at the time of development to the satisfaction of Water Resources.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) identifies the site as located within a Major Activity Centre Area on the Urban Structure Map (Map 1).

The proposal is supported by the City-wide, Community Services and Facilities in the MDP, specially sections 2.3.6.a that speaks to maintaining sites with existing public facilities and promoting their reuse for new or expanded community services and recreational and educational facilities to meet changing community needs, and 2.3.6. f., which encourages the location of local food production, processing, sale and programming on-site or within community facilities.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged with DP2021-4766.

Revised Midnapore Phase 2 Area Structure Plan (Statutory – 1991)

The subject site is identified on Map 2: Land Use map as part of the Sector Shopping Centre area and also labelled as Possible Recreation / Education Complex Location. The ASP has no specific land use policies for the site.