

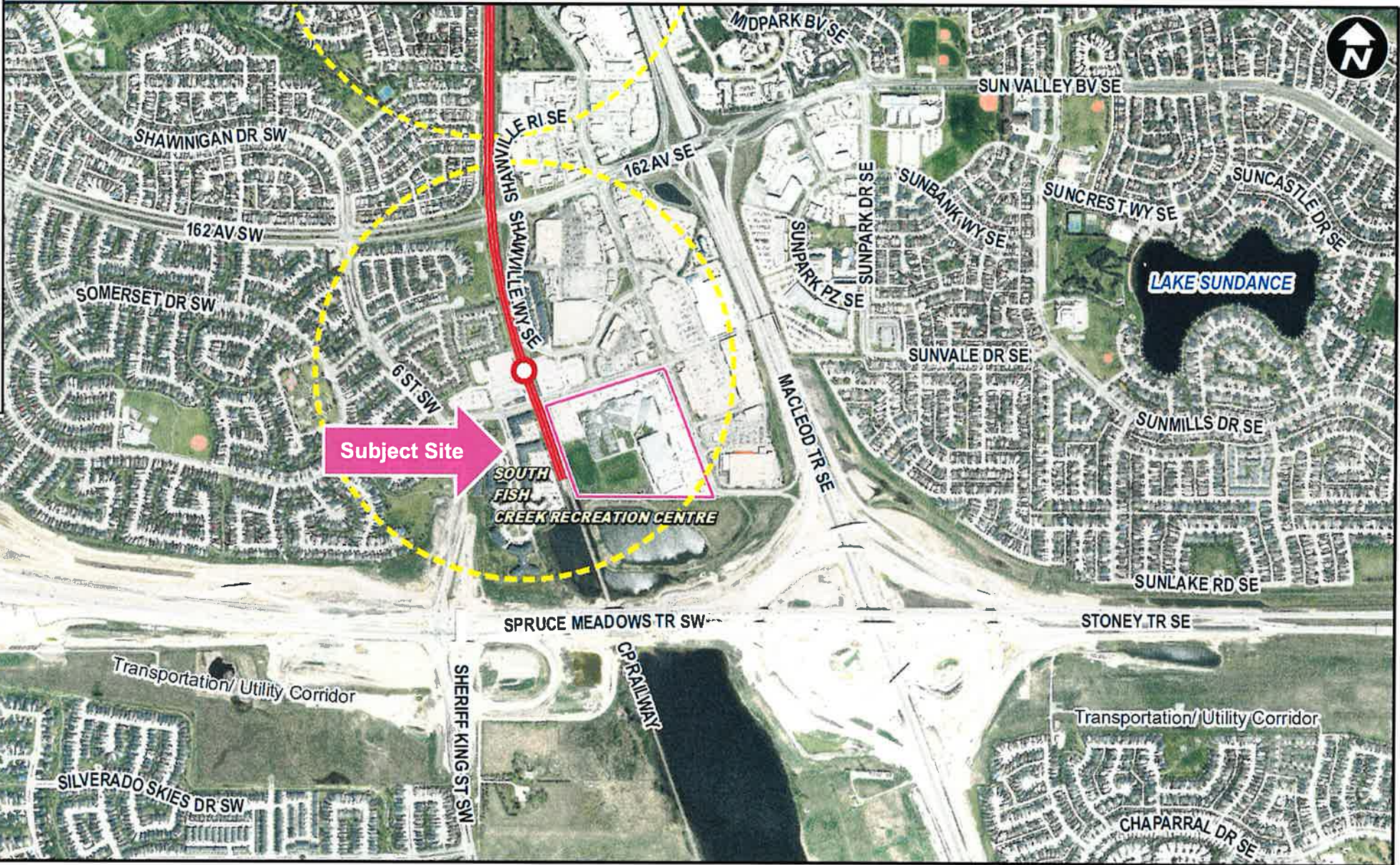
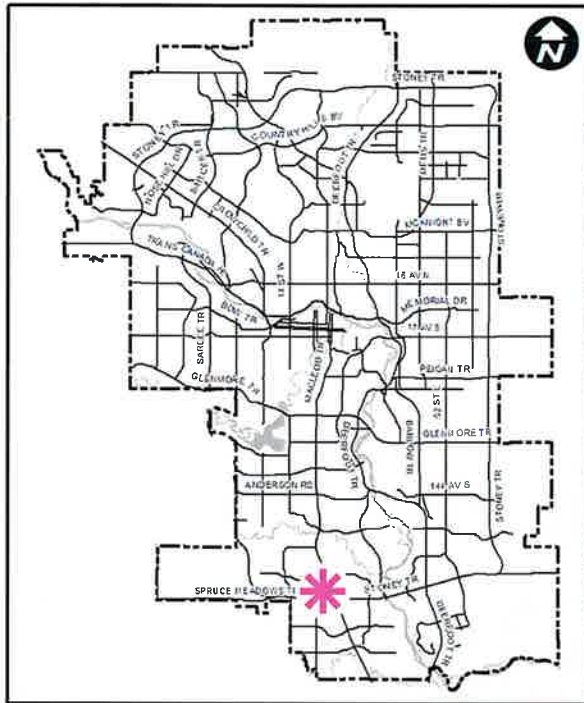


Public Hearing of Council

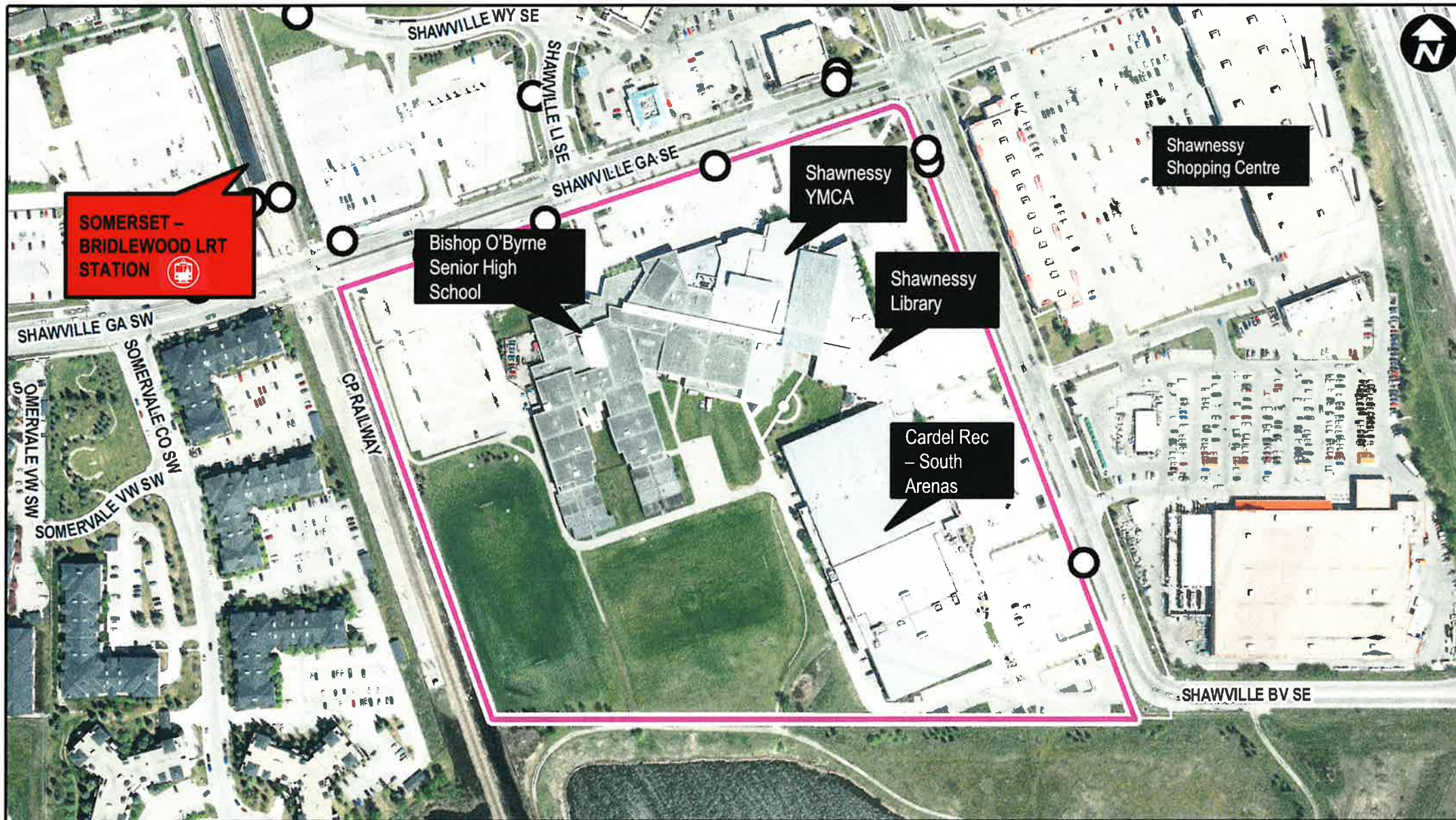
Agenda Item: 8.1.19

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 15 2021
ITEM: 8.1.19 CPC2021-1316
DISTRIBUTION
CITY CLERK'S DEPARTMENT

LOC2021-0102 / CPC2021-1316
Land Use Amendment
November 15, 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



SOMERSET - BRIDLEWOOD LRT STATION

Bishop O'Byrne Senior High School

Shawnessy YMCA

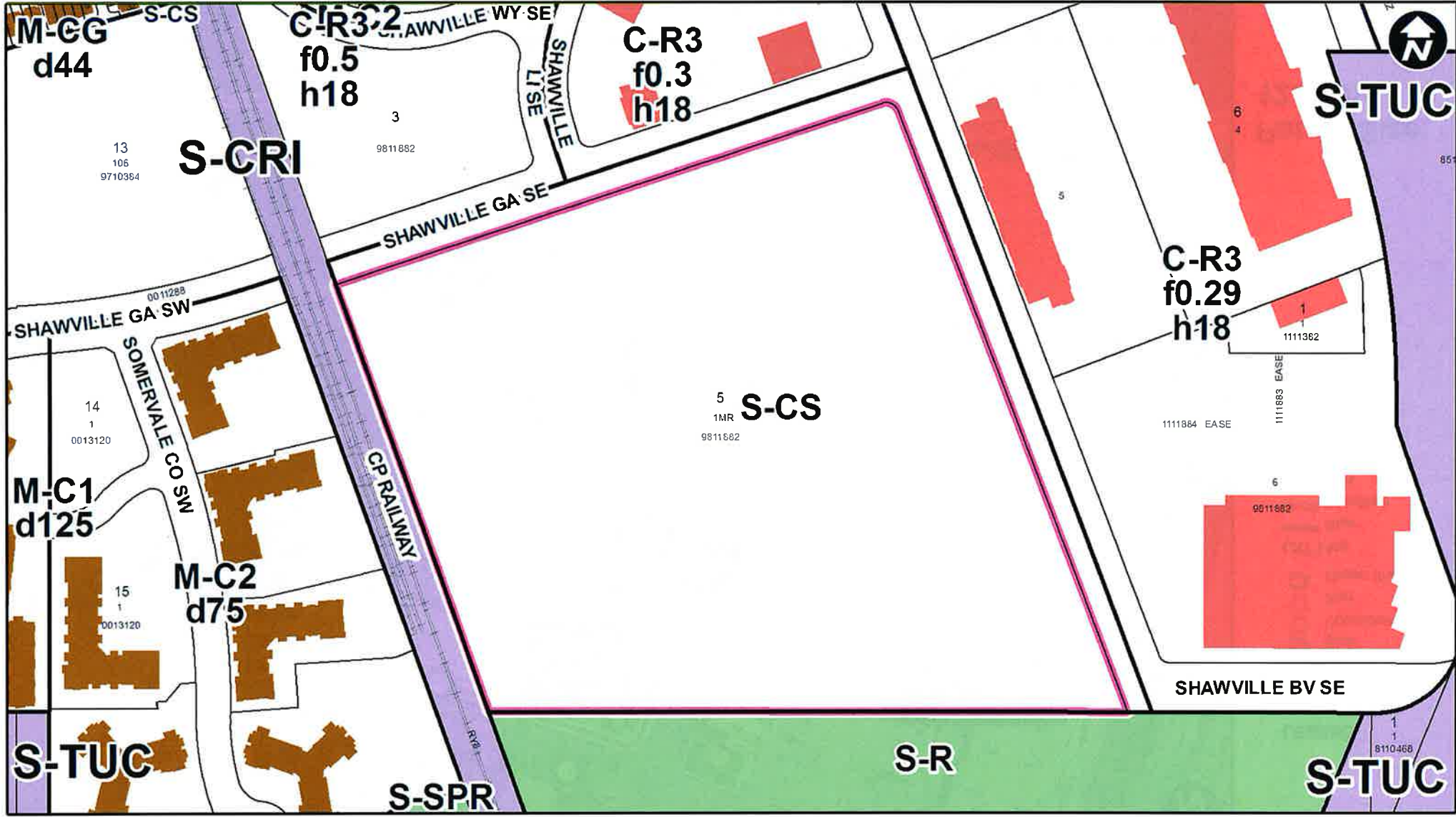
Shawnessy Library

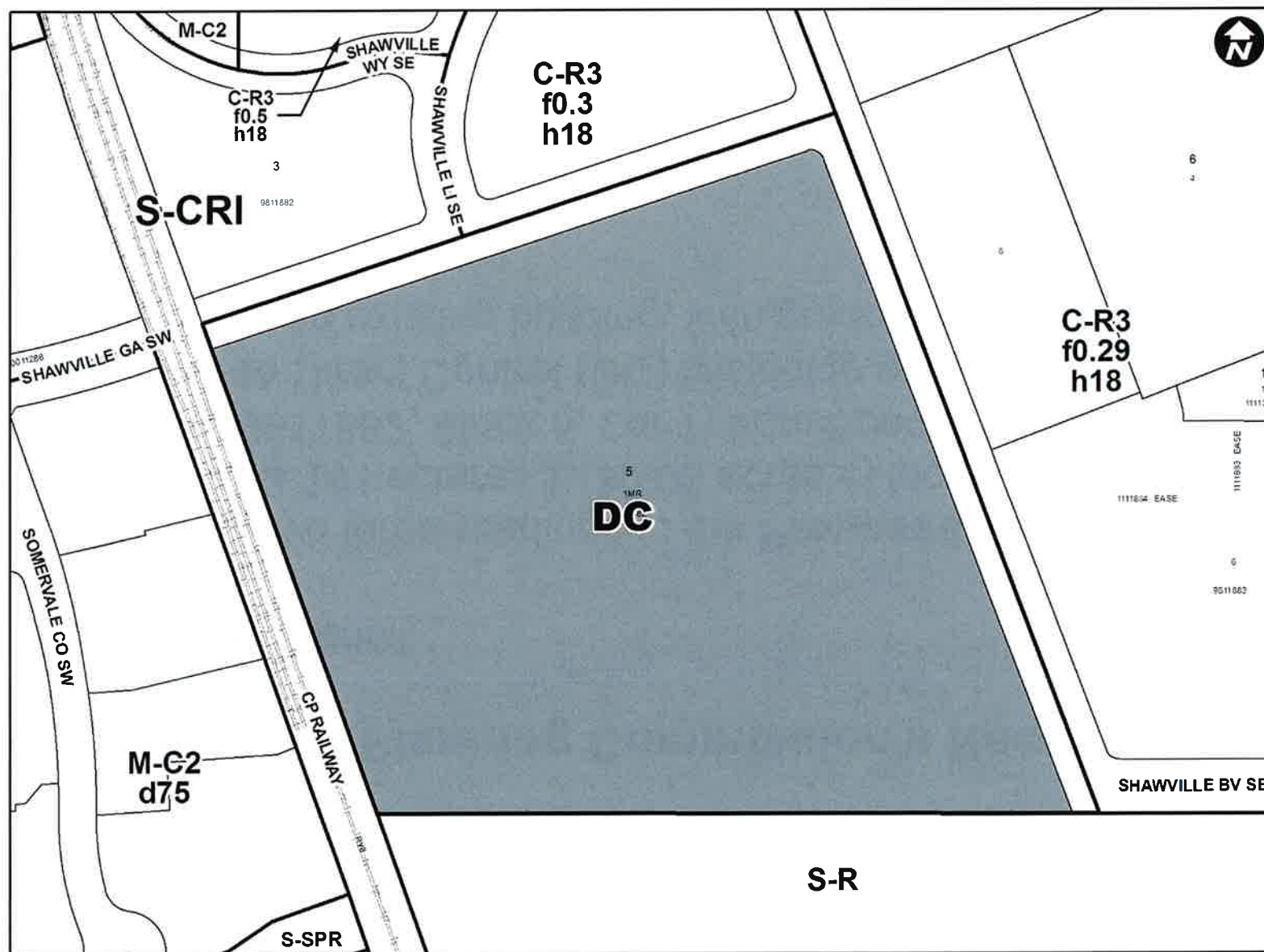
Cardel Rec - South Arenas

Shawnessy Shopping Centre

- 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





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.

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to the **Proposed Bylaw 175D2021** 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



Photo A



Photo B



Photo C

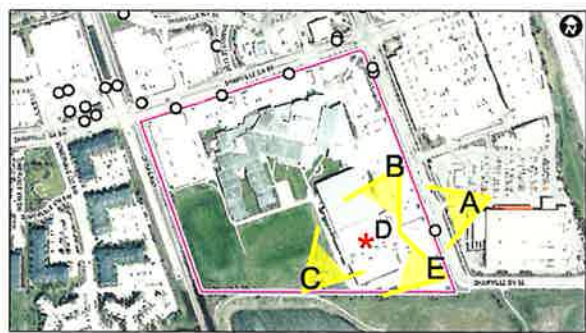


Photo D

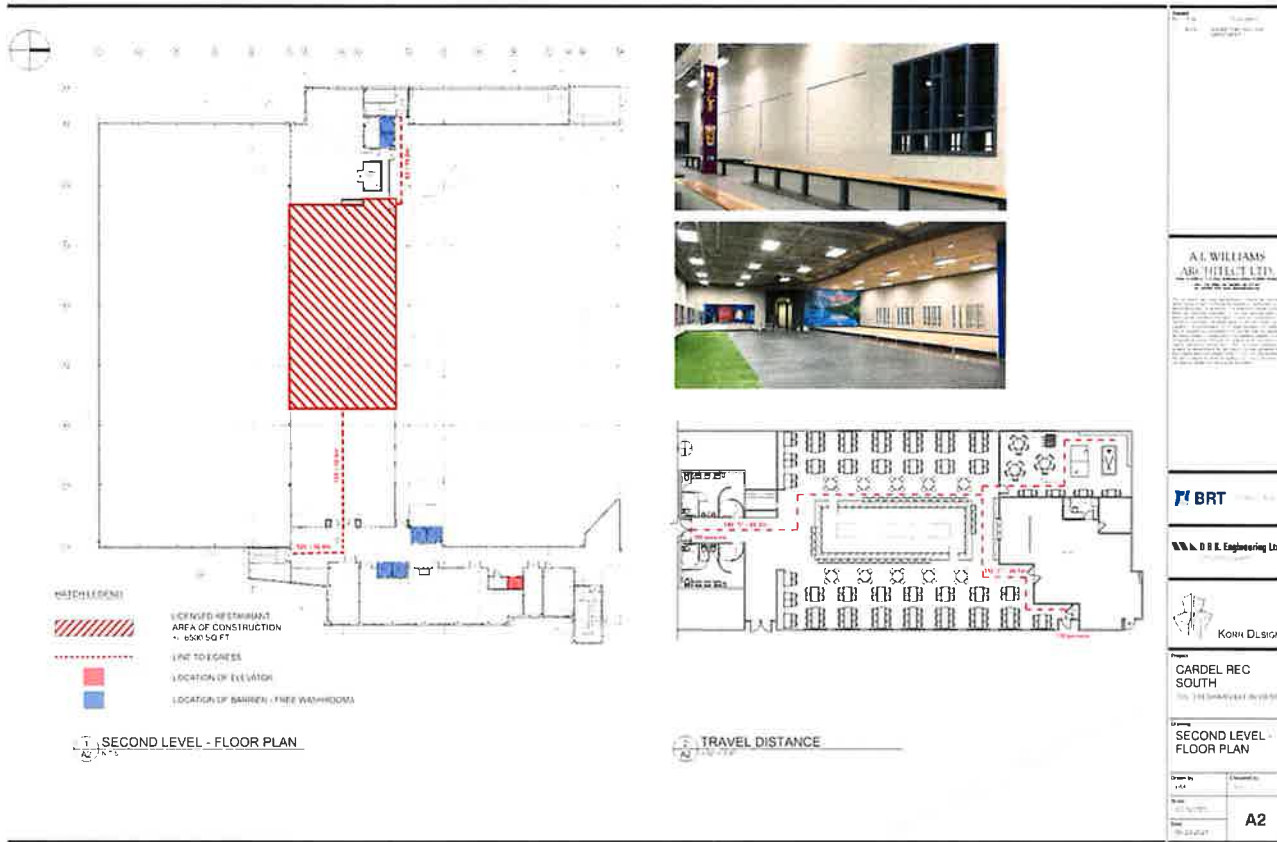


Photo E

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)



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.

