

Background and Planning Evaluation

Background and Site Context

The Sunridge Spectrum Shopping Centre site is located in the Sunridge commercial/industrial area in northeast Calgary. The site is located within a Major Activity Centre (MAC) that also contains the Sunridge regional shopping centre and Peter Lougheed Hospital. The site is bound by Sunridge Boulevard NE to the north, 32 Street NE to the east, 29 Street NE to the west and 23 Avenue NE to the south. The site is adjacent to lands that are designated as Commercial – Regional 3 (C-R3) District towards the east and north. The Sunridge regional shopping mall is located east across 32 Street NE. A parcel containing a large retail hardware store and several restaurants is located directly north of the site across from Sunridge Boulevard NE. The site is adjacent to an Industrial – General (I-G) District and two DC District sites (Bylaw 47Z95) that contain several professional office, manufacturing, and warehouse buildings towards the west and south. There are no residential districts nearby the site.

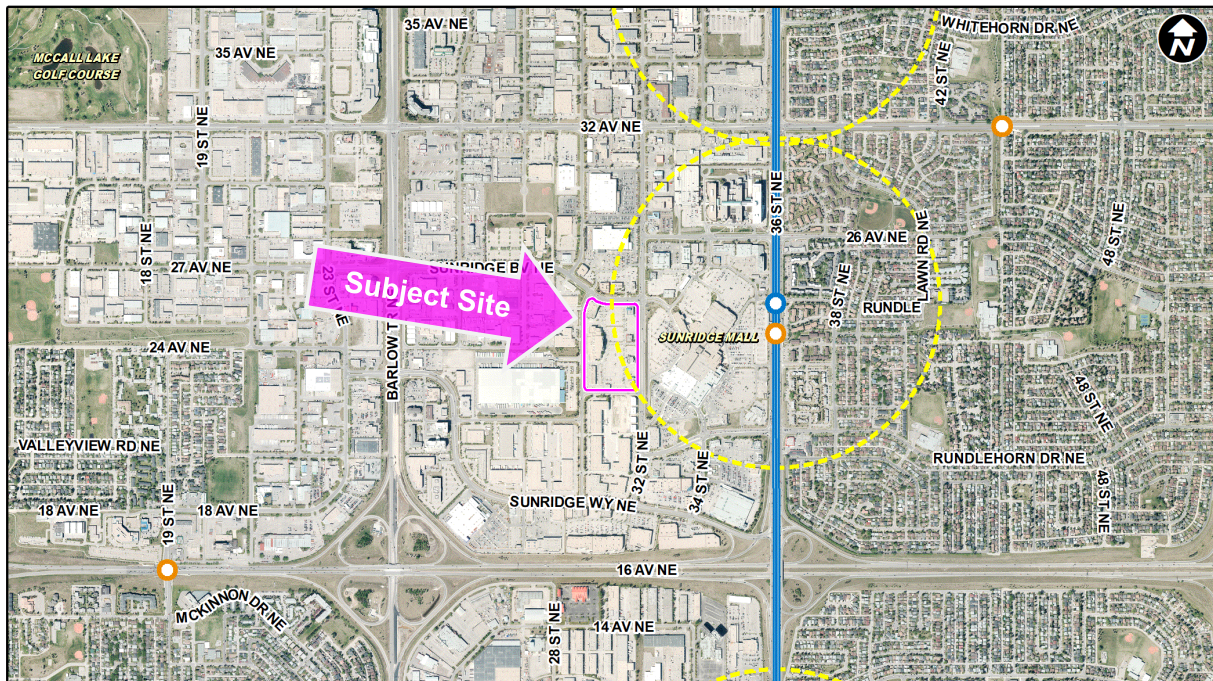
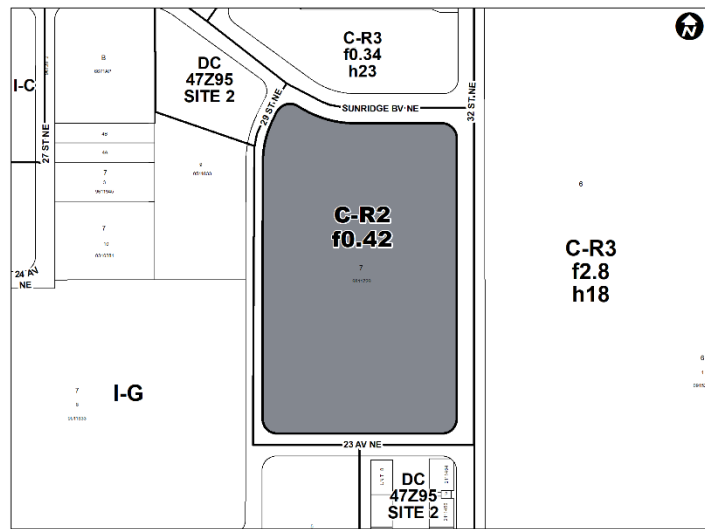
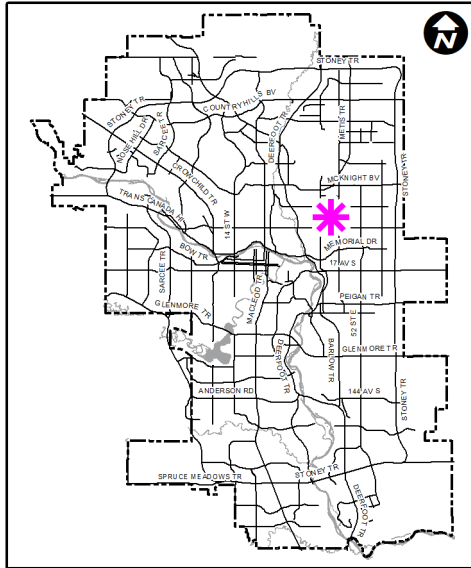
The site contains eight buildings located on the property which total a combined area of approximately 12,923 square metres of gross floor area, equating to approximately 0.21 floor area ratio (FAR). The largest building is the Spectrum movie cinema and smaller commercial buildings on the site contain such uses as a large retail bookstore, restaurants with outdoor cafes, a financial institution, fitness centre, liquor store, and several small-scale retail and consumer services located within individual tenant bays.

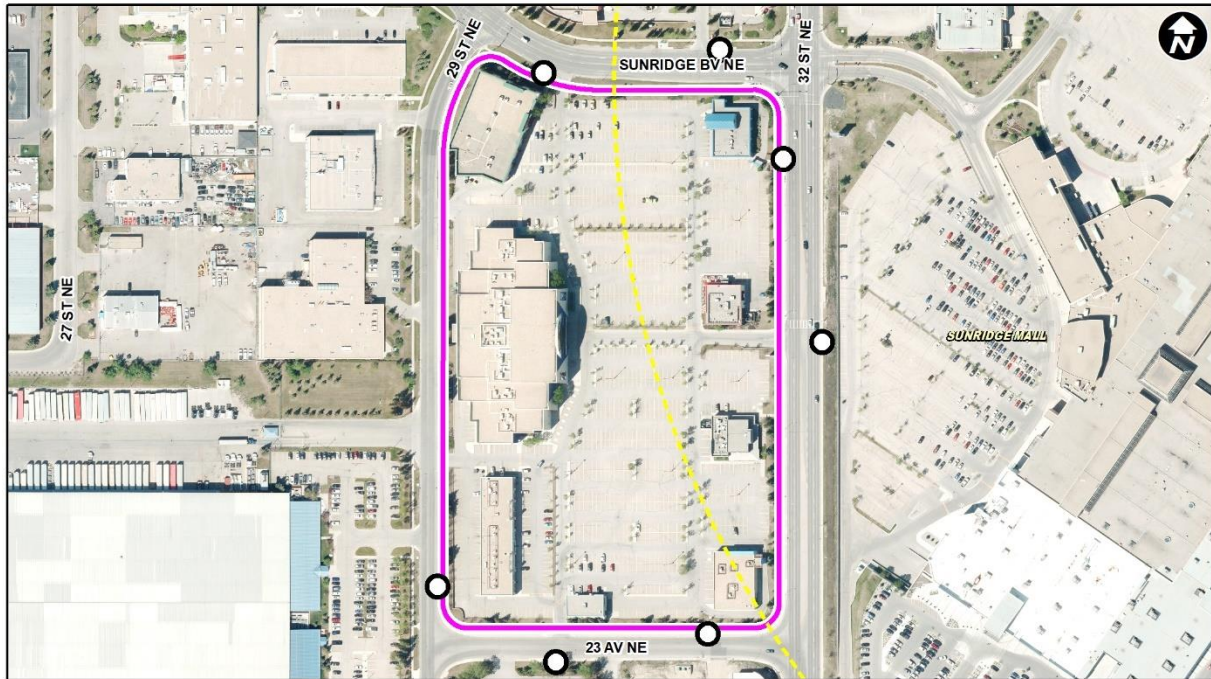
There are five driveway access points along all sides that bound the parcel and there is a network of internal drive-aisles on the site that connect motor vehicles to a surface parking lot facility.

Community Peak Population Table

Not applicable because the subject commercial/industrial area contains no residential population.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (Bylaw [122D2017](#)) references development rules of the Commercial Regional 3 (C-R3) District of the Land Use Bylaw 1P2007. This Direct Control District only allows for a short list of discretionary uses that recognize the unique characteristics of the subject site which creates an 'entertainment centre' that was intended to serve the Spectrum movie cinema. The existing DC District was adopted by Council in 2017 to add the discretionary use of liquor store to the list of allowable uses on site and contains a provision to maintain 1,250 motor vehicle parking stalls for the use of the cinema. The DC District does not allow any permitted uses that would generally be listed in the stock C-R3 District.

The option to redesignate the site to the C-R3 District was explored during the review of this application. According to the C-R3 District purpose statement, it is intended for large sites exceeding 6.0 hectares in area that include comprehensively planned and designed subdivision and development with multiple buildings on several parcels. Therefore, a redesignating to the C-R2 District aligns better with the district's purpose statement as the subject site is a single parcel of land.

The proposed C-R2 f0.42 District is intended for comprehensively developed sites that contain multiple number of buildings on a single parcel that exceed 4.0 hectares in parcel area size. The proposed C-R2 District would allow for a wide variety of permitted and discretionary uses that would be compatible in a commercial regional shopping mall context that are not currently allowed in the existing DC District. All land uses that exist on the site are listed in the proposed C-R2 District.

As noted in the Applicant Submission, the main purpose of their application was to expand upon the list of uses allowed within this area. Although it is not within their immediate development plans, after discussions with Administration, the Applicant also agreed to increase the FAR to better accommodate additional longer term intensification opportunities on this site that are appropriate within the context of a Major Activity Centre (MAC) and LRT catchment area.

The cumulative FAR of all buildings that currently exist on the site is assessed at approximately 0.21 FAR. To allow for some flexibility in future development scenarios, the proposed C-R2 District allows for a maximum floor to area ratio (FAR) of 0.42 which would allow approximately 13,188 square metres of gross floor area to enable the potential for future redevelopment on the site. The proposal of 0.42 FAR is appropriate at this site given the existing density modifiers of the adjacent C-R3 parcels, which range from 0.3 to 2.8 FAR, and its location within the Rundle LRT Station walkshed and MAC. Any future plan to construct new buildings on the site would require a comprehensive plan and subsequent technical studies to be evaluated by Administration.

Development and Site Design

The rules of the proposed C-R2 District would provide guidance for the future development of the site, including appropriate uses, building height, building placement, landscaping, and parking.

The applicant is not intending to change the site layout or develop any new buildings at this time. The primary intent of this land use redesignation is to provide a wider range of commercial uses that remain compatible with, and complement, the surrounding commercial regional shopping mall context. Any future plan to construct new buildings on the site would require future development permit appropriate analysis to be conducted. Amongst other items, primary considerations are anticipated to include:

- provision of a comprehensive site and development plan;
- provision and review of necessary supporting technical studies;
- ensuring adequate mobility infrastructure is provided, especially improving the site's pedestrian infrastructure; and
- climate resilience measures.

Transportation

A Transportation Impact Assessment was not required for this land use redesignation. The site is well served by Calgary Transit. The parcel is located approximately 450 metres west of the blue line Rundle LRT platform and seven transit stops are located adjacent to the site which include such bus routes as Route 19 (16 Avenue North), Route 32 (Huntington / Sunridge) and Route 33 (Vista / Rundle). There is a total of five driveway connections to the site located on all sides with two driveway connections located along 32 Street NE.

Environmental Site Considerations

There are no known environmental concerns associated with the site. An Environmental Site Assessment was not required.

Utilities and Servicing

The site is currently developed and serviced with water, sanitary, and storm service connections.

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 and regional infrastructure, and establishing strong, sustainable communities.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 30-35 Noise Exposure Forecast (NEF) contour area of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths and establishes prohibitive uses in certain locations identified within NEF contour areas. The uses in the proposed C-R2 District are generally allowable with the contour area.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within a Major Activity Centre (MAC) land use typology area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Major Activity Centers (MACs) provide for the highest concentration of jobs and population outside of the Greater Downtown area.

The proposed C-R2 District would accommodate a wider range of commercial uses and development opportunities on the site that would be compatible and complement the immediate commercial regional shopping context, and would support the local employment base within the MAC and adjacent residential communities located within the region.

Transit Oriented Development Policy Guidelines (2004)

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians, and benefit local communities and city-wide transit riders alike. The parcel is located within the 600 metre walkshed of the Rundle LRT Station platform and transit stops are located along all sides of the site which facilitates ease of access to the site for future patrons and employees using transit service.

The proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure. The proposed FAR in this redesignation will contribute to a future increase of density around transit stations.

Climate Resilience Strategy (2018)

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