

Applicant Submission



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August 25, 2022

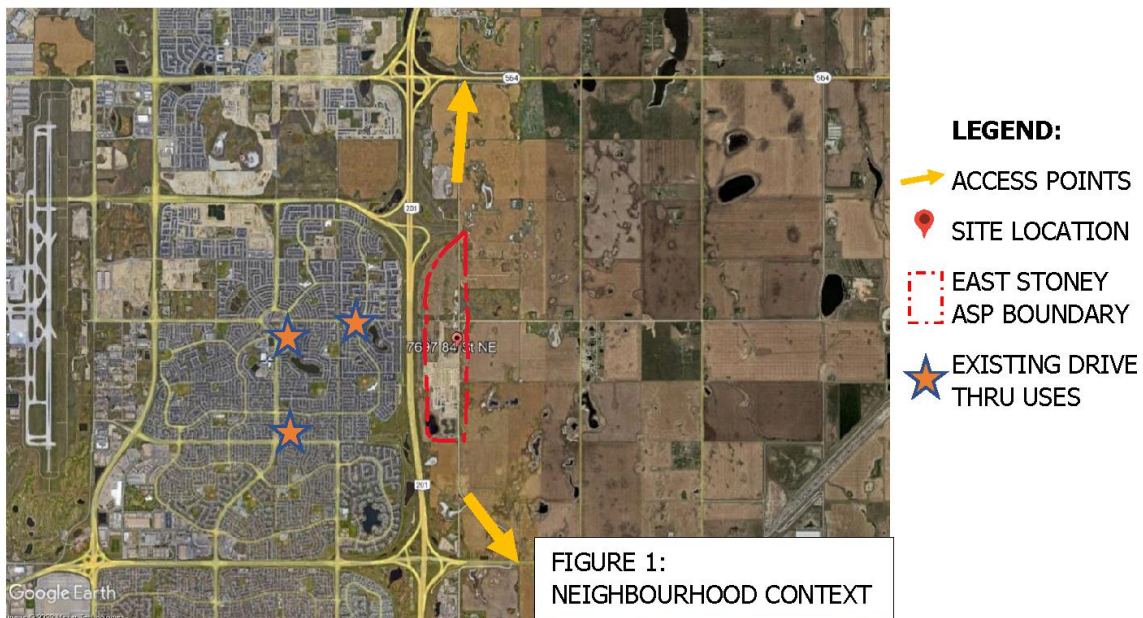
Jennifer Maximattis-White
Planner, North
Community Planning, Planning & Development
The City of Calgary

RE: 7697 84 Street NE – East Stoney ASP Amendment Application

Dear Jennifer,

Please accept this report in support of the formal submission to amend the East Stoney ASP. Specifically, this application seeks to remove Section 3.1.3 - *Drive-thrus shall not be permitted in the NAC*. All other policies and maps will remain unchanged as a result of this amendment.

The rationale for the removal of this policy is to support the development of a commercial centre, per the submitted site plan found in Appendix A. The East Stoney area has been developing, however connections across Stoney Trail to existing commercial areas to the west are limited, per Figure 1. As such, the need for commercial development to support the daily needs of residents moving in nearby is growing. Because of the developing nature of the area, transit and non-vehicular connections to existing areas to the west are non-existent, and as such the area is very much vehicular-oriented. Residents of the area traveling by vehicle for employment or entertainment outside of East Stoney will benefit from having a drive-thru use near their homes – it gives residents an opportunity to not leave their vehicles to access coffee or food quickly and save time on their commute.





Per the site plan, the drive-thru use is only intended for a small portion of the site. The remainder of the site will be developed as a mix of retail and office uses. The location of the drive-thru use is immediately adjacent to a proposed gas station, making the entire southeast corner of the site the only area entirely vehicular-oriented on the subject site.

As this is the only Neighbourhood Activity Centre area designated within the East Stoney ASP, the proposed removal of the policy will not impact any additional commercial areas, meaning there will only be one drive-thru use within the East Stoney ASP area. The impact of the proposed use will be positive on the area, including those living in Rocky View County as the site provides an amenity for the entire area. Existing drive-thru uses exist on sites of similar scale west of Stoney Trail NE in the neighbourhoods of Taradale and Saddle Ridge, as indicated on Figure 1 – therefore it should be noted that the area has demand for and can support drive-thru uses. These uses have not been proven to have a negative impact on the surrounding areas proximate to where they are located.

The proposed site design further mitigates the visual impact of the drive-thru use. Per the proposed site plan, a 4.5m landscaped area is proposed between the eastern property line and the drive-thru – providing ample space for enhanced landscaping, including large trees and shrubs. This large allowance for landscaping will screen the use from 84 Street NE and pedestrian walkways. Direct 2.0m wide connections from public sidewalks that will surround the site are provided to ensure connectivity to and throughout the entire site by those choosing to walk to the site. The proposed drive-thru use does not impact internal pedestrian circulation networks.

The purpose of the Neighbourhood Activity Centre in which the site is located is to provide a focal point for the neighbourhood. The proposed amendment aligns with this purpose, as it provides a variety of non-residential uses and services, including those that are primarily vehicular-oriented. The proposed amendment represents a small change to the approved ASP, and the proposed site design still largely conforms to the East Stoney ASP, as well as the following policies found within Calgary’s MDP:

MDP POLICY	CONFORMANCE
Key Direction 2 - Provide more choice within complete communities.	Allowing drive-thrus on this suburban site allows the East Stoney area to be a complete community. The proposed site layout features a large variety of non-residential land uses, which provides choice for residents of the area.
2.1.1.a - Provide safe and healthy communities with a variety of housing choices, employment opportunities, local retail and services and mobility options.	The proposed amendment allows for a supply of employment opportunities and retail that would not have been permitted at this location previously.
2.1.2.d - Provide locations for office growth outside of the Downtown Core in areas well connected by public transit.	The proposed amendment has no impact on the provision of office space on the subject site or the area. Public Transit will be provided in the future adjacent to the site.



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2.2.4.b - Communities should be planned according to the following criteria for complete communities and provide: ii. Diverse employment opportunities that are integrated into the community or serviced by a number of modes of travel.	The proposed amendment does not change the Neighbourhood Activity Centres' ability to provide multiple modes of travel to access the site. Removal of the clause related to drive-thru uses supports vehicular access to and through the site
2.2.4.d - Locate and plan new communities to ensure adequate access to employment opportunities within the hierarchy of Activity Centre and/or Main Street areas located to serve the new growth areas.	East Stoney is a new community, and the proposed site provides a variety of employment opportunities for the area. The proposed drive-thru use provides employment opportunities not found anywhere else in the plan area.
3.3.1.i - Pedestrian environments should be the priority design element, focusing on pedestrian convenience, safety, comfort and enjoyment.	The proposed site plan prioritizes pedestrian movement through the site, and removal of the drive-thru restriction does not change this prioritization on-site.
3.3.4.c - Pedestrian environments should be the priority design element, focusing on pedestrian convenience, safety, comfort and enjoyment.	On-site pedestrian infrastructure is the priority, including accesses through the drive-thru area, on the site in question. The removal of the drive-thru restriction does not change the pedestrian-oriented infrastructure on-site.
4.1.2.e - Create and retain viable local retail and mixed use areas that encourage business creation, residential development and community services; while maintaining compatibility with the neighbourhood oriented character of the retail.	The East Stoney area is vehicular-oriented, and the proposed amendment aligns with this character.

Public Outreach

As the site is in an area under construction, landowners are primarily builders and developers currently. Outreach will be undertaken primarily by the City through formal notification processes. We can confirm that the Applicant team has already discussed the application with the Ward Councillor, Raj Dhaliwal, who indicated his support for the application and his desire to be kept informed of the project progress. Additional public opportunities to comment on the proposed amendments will take place during formal processes, including Public Hearing and the City's formal notification process.



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Summary

In summary, the proposed amendment to the East Stoney ASP will result in a small change that will not impact the development of the area as intended in the ASP and the MDP. The amendment package appended to this letter provides further details on the proposed development, and we look forward to working with you on moving this application forward.

RESPECTFULLY SUBMITTED:

ARUP DATTA ARCHITECT LTD.

A handwritten signature in black ink, appearing to read 'Arup Datta', is written over a horizontal line. The signature is fluid and cursive.

Arup Datta, FRAIC, MAAA, MSAA, MAIBC, FIIA,

Principal