

LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS

EXECUTIVE SUMMARY

This land use amendment (rezoning) proposal seeks to redesignate 19606 Walden Boulevard SE from an Industrial – Business (I-B) District to a Direct Control District to allow for the additional uses of Beverage Container Drop-Off Depot, Dry-cleaning and Fabric Care Plant and Veterinary Clinic on a currently vacant parcel of land in the developing community of Walden.

The subject site is located within the 300 metre permanent setback of a non-operating private landfill.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2014 July 31

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 94D2014; and

1. **ADOPT** the proposed redesignation of 0.98 hectares \pm (2.4 acres \pm) located at 19606 Walden Boulevard SE (Plan 1411738, Block 1, Lot 10) from Industrial – Business (I-B) District to DC Direct Control District to accommodate a Beverage Container Drop-Off Depot, Veterinary Clinic and Dry-cleaning and Fabric Care Plant, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 94D2014.

REASON(S) FOR RECOMMENDATION:

The proposed Direct Control District includes the three additional uses as part of the discretionary use group, so that any appropriate and detailed site planning aspects not already addressed by this Direct Control District can be reviewed and determined at the development permit stage.

A number of site specific rules in relation to a Beverage Container Drop-Off Depot use are proposed as part of the Direct Control District (see APPENDIX II) in an attempt to address citizen concerns that can be effectively managed via the land use bylaw.

LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS

The proposed additional uses have the ability to meet the general intent of the Industrial – Business District and Land Use Bylaw 1P2007. The proposal does not conflict with the policies of the East Macleod Area Structure Plan and is in keeping with applicable policies identified in the Municipal Development Plan.

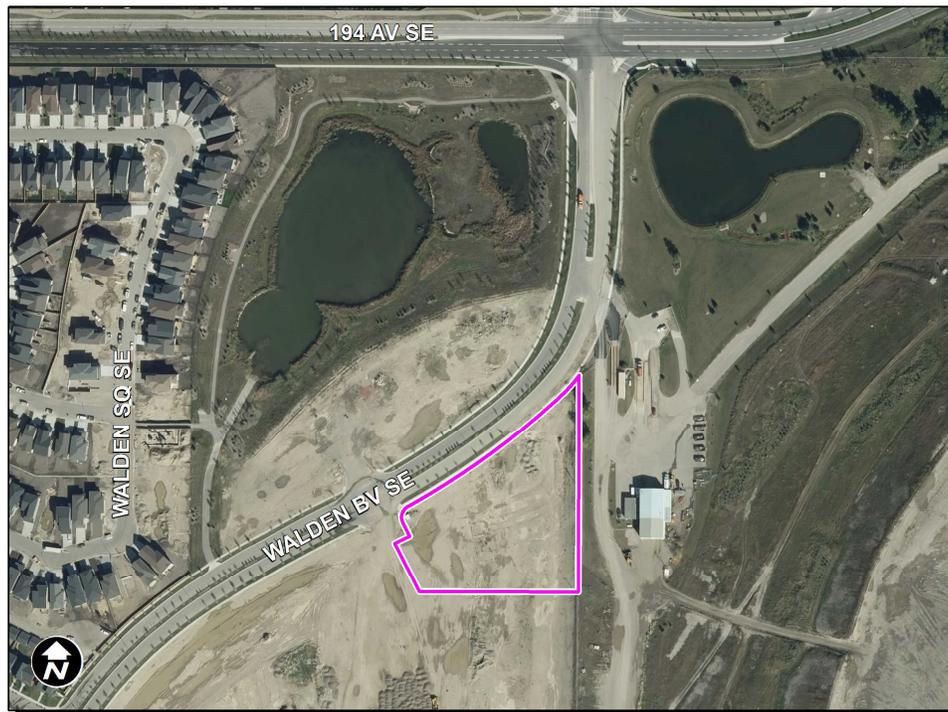
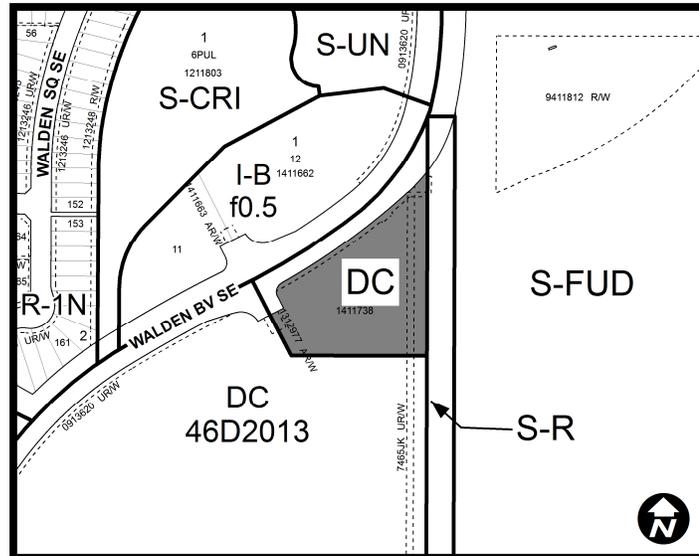
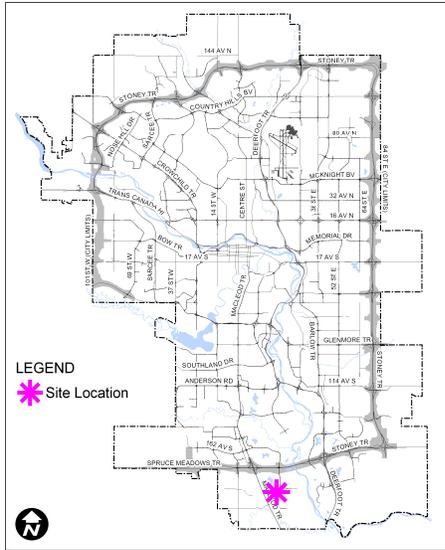
ATTACHMENT

1. Proposed Bylaw 94D2014
2. **Public Submission(s)**

LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS

LOCATION MAPS



LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.98 hectares \pm (2.4 acres \pm) located at 19606 Walden Boulevard SE (Plan 1411738, Block 1, Lot 10) from Industrial – Business (I-B) District to DC Direct Control District to accommodate a Beverage Container Drop-Off Depot, Veterinary Clinic and Dry-cleaning and Fabric Care Plant with guidelines (APPENDIX II).

Moved by: J. Gondek

Carried: 7 – 0

Absent: Mr. Honsberger left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

Reasons for Approval from Mr. Wright:

- This is an important use/activity in terms of sustainability and the old fashioned ideas of bottle depots are no longer relevant.

2014 July 31

MOTION:

The Calgary Planning Commission accepted correspondence from:

- Chaparral Community Association dated 2014 July 30;

as distributed, and directs it to be included in the report as APPENDIX IX.

Moved by: M. Wade

LOST: 3 – 4

Absent: Mr. Honsberger left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

Opposed: R. Wright, J. Sturgess,
M. Thompson and
J. Gondek

LAND USE AMENDMENT
 WALDEN (WARD 14)
 SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
 BOULEVARD SE
 BYLAW 94D2014

MAP 14SS

Applicant:

Brown & Associates Planning Group

Landowner:

1124294 Alberta Limited
 (Onufry Shinkewski & Ben Czelenski)

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns.</i>	No	6
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	7
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern</i>	No	8
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	Yes	5
Growth Management <i>Does this site have the appropriate growth management direction.</i>	Yes	8
Public Engagement <i>Were major comments received from the circulation</i>	Yes	8

*Issue - Yes, No or Resolved

LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS

PLANNING EVALUATION

SITE CONTEXT

The currently undeveloped site is approximately one hectare in size and lies just east of Walden Boulevard SE and south of 194 Avenue SE. Also undeveloped are lands to the south and west of the subject site designated as Direct Control District (community institution uses) and Industrial - Business respectively. A non-operating private landfill designated as Special Purpose – Future Urban Development lies just to the east of the site. A low density residential precinct is located further to the west with many of its R-1N parcels being already developed.

While veterinary clinics and dry cleaning services are already available to Walden and the residents of surrounding communities, the nearest bottle depot is located in the community of Midnapore (see APPENDIX VI and VII for additional information).

ENVIRONMENTAL ISSUES

The site lies within the 300 metre permanent setback of a non-operating landfill. As per, the *Subdivision and Development Regulation of the Municipal Government Act* any residential, school, hospital and food preparation uses are prohibited from being located on the site. See Legislation & Policy section of this report as well as APPENDIX V for additional information.

As there are no known on-site environmental issues at this time, an Environmental Site Assessment was not required.

LAND USE DISTRICTS

The existing land use designation is an Industrial – Business (I-B) District with a maximum building height of 12 metres, but no maximum floor area ratio (FAR). With the exception of the I-B uses excluded by the *Subdivision and Development Regulation*, the existing I-B designation allows for a variety of retail, service, light industrial and business activities typically contained within buildings.

The rules of the existing I-B District also provide a foundation of the proposed DC Direct Control District, which retains the same maximum building height, but limits the FAR to 0.5 and allows for the following additional uses:

- Beverage Container Drop-Off Depot;
- Dry-cleaning and Fabric Care Plant; and
- Veterinary Clinic.

LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS

The following site specific rules designed to limit potential impacts associated with a Beverage Container Drop-Off Depot use are proposed as part of the DC Direct Control District:

- Maximum cumulative use size of 650 square metres;
- Location criteria – Beverage Container Drop-Off Depot uses and associated loading activities (customer motor vehicle parking may be located throughout the entire site as necessary) may only be located in the southeast portion of the site; and
- Additional landscaping – standard I-B landscaping requirement enhanced by 25 percent.

Although some matters associated with operations of Beverage Container Drop-Off Depots can be effectively managed and enforced via the land use bylaw, it is recognized that not all aspects of a Beverage Container Drop-Off Depot use or any other use for that matter can be, or are meant to be managed via the land use bylaw.

The Beverage Container Management Board (BCMB) is responsible for the management of the collection and recycling of beverage containers in Alberta. The scope of the BCMB's mandate includes licensing and operating standards of bottle depot facilities. For additional information see APPENDIX VIII of this report.

In summary, the subject site can accommodate the proposed additional uses as well as any appropriate site planning mitigation measures to be determined at the development permit stage, or as required by this Direct Control District. The proposed additional uses are appropriate within the context of the I-B District as activities typically associated with these uses are generally contained within buildings.

LEGISLATION & POLICY

Municipal Government Act - Subdivision and Development Regulation

As outlined in Section 13 of the *Subdivision and Development Regulation of the Municipal Government Act*, no school, hospital, food establishment or residence shall be within 300 metres of the disposal area of a non-operating landfill. The applicant is aware of this limitation.

Municipal Development Plan (statutory – 2009)

The subject site is located in the *Residential Developing Planned Greenfield with Area Structure Plan* area as identified on Map 1 of the Municipal Development Plan (MDP). The area structure plans for *Planned Greenfield Areas*, in existence prior to adoption of the MDP, are recognized as appropriate policies to provide specific direction for development of the local community.

**LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014**

MAP 14SS

Section 2.2 (Shaping a More Compact Urban Form) of the MDP supports the development of complete communities to ensure a compact and well-designed urban form that efficiently utilizes land and infrastructure, provides housing choices at transit-supportive densities, local services and employment and promotes mobility options.

The proposal allows for additional, appropriate land use flexibility on a site encumbered by a landfill setback.

East Macleod Trail Area Structure Plan (statutory – 2007)

The subject site is located in the *Landfill Restricted Area* as identified on Map 3 of the East Macleod Trail Area Structure Plan (ASP).

The purpose of this area is to provide for the protection of the BFI Landfill site from encroachment of incompatible uses. As indicated in previous sections of this report, the *Subdivision and Development Regulation* prohibits certain uses from taking place within a prescribed setback distance from the landfill site. The ASP requires that appropriate land use restrictions are applied to the affected lands in order to achieve compliance with the provisions of the *Subdivision and Development Regulation*.

The proposal does not conflict with this ASP policy. The ASP does not include any further policy direction in relation to the subject site.

Land Use Bylaw 1P2007

There are seven (C-COR3, C-R2, C-R3, I-G, I-C, I-R and S-URP) land use districts that currently allow for Beverage Container Drop-Off Depots. On 2013 January 4 Council has directed Administration to explore opportunities to allow a Beverage Container Drop-Off Depot use in additional land use districts. As per the recommendations included in PUD2014-0333 approved by Council on 2014 May 26, it is not anticipated that Beverage Container Drop-Off Depot use will be included in additional industrial land use districts.

TRANSPORTATION NETWORKS

There is no public transit available in the community of Walden at this time. The nearest public transit stop (bus) is located approximately 1 kilometre north of the site along Walden Boulevard SE. Sidewalks are available along Walden Boulevard SE.

Motor vehicle access is available from Walden Boulevard SE which is a Local Arterial Street. Vehicular access will be provided by an all-turns access, to be shared mutually with the adjacent site to the south.

**LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014**

MAP 14SS

A trip generation study has been reviewed as part of this application. Conclusions of the study identified that the proposed additional uses may generate a comparable number of vehicular trips as what could be produced under the current land use designation.

A Transportation Impact Assessment may be required at the development permit stage to confirm the operations, control and design of the site access.

UTILITIES & SERVICING

All required services are available for the proposed land use.

ENVIRONMENTAL SUSTAINABILITY

An analysis of site specific measures that would contribute toward an environment friendly development will be conducted at the development permit stage.

GROWTH MANAGEMENT

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

As there is no community association for the Community of Walden, the application was circulated to the neighboring community - Chaparral Community Association (CA).

While the Chaparral CA expressed no specific objections to proposed Veterinary Clinic and Dry-cleaning and Fabric Care Plant uses, the CA is opposed to the proposed Beverage Container Drop-Off Depot. For additional information, please see APPENDIX III.

**LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014**

MAP 14SS

Citizen Comments

A significant amount of public feedback has been received and subsequently considered by Administration during the development of this land use recommendation.

Approximately two hundred letters have been received in opposition of the application. The vast majority of letters received indicate sole opposition to the bottle depot use. Given the significant number of letters and comments received, the following summary should not be considered as a precise and inclusive interpretation of comments received to date, but rather an objective compendium of issues frequently identified:

- Veterinary clinics and dry cleaning facilities are already available in the neighbourhood;
- Bottle depots should be limited to legitimate industrial areas, not adjacent to residential communities;
- There are other and better suited areas in the city that could accommodate bottle depots;
- It is not appropriate to propose a bottle depot now when the community is already developed;
- Other bottle depot facilities are available in the vicinity of our community;
- Builders in this area did not advise individual land owners of this possibility;
- A park and a recreation area should be build on this site;
- This bottle depot will:
 - not be a visually pleasing feature along Walden Boulevard SE;
 - be harmful to children as the anticipated facility is close to local open areas and parks;
 - be harmful to the air quality;
 - increase noise pollution;
 - increase traffic and introduce large trucks in the area;
 - invite unwanted bugs and pests;
 - bring in unwanted transients to our family oriented neighbourhood;
 - introduce additional garbage;
 - increase the potential for breaking and entering in our community;
 - damage views, nearby nature, rivers and parks;
 - not provide jobs for this community;
 - bring a number of social and economic problems to this mainly residential area;
 - impact property values in this community.

One letter of support was also received.

LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS

Public Meetings

In addition to public meetings held by the applicant and attended by representatives of Administration (see APPENDIX IV), Administration met with a group of residents to discuss issues related to the application and the land use amendment process in general on 2014 June 26.

Administration has also prepared an [information web site](#) to provide the general public with additional information about the proposal.

**LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014**

MAP 14SS

APPENDIX I

APPLICANT'S SUBMISSION

Proposal

Brown & Associates Planning Group (B&A) is proposing this Land Use Amendment on behalf of Pacific Investments and Developments Ltd. (Pacific) in the community of Walden, located in southeast Calgary. The application is to amend 0.977 ha (2.41 ac) of land, legally described as portion of Lot 10; Block 1; Plan 1411738, from Industrial Business (I-B) to a Direct Control (DC) District based on the I-B District with three additional uses:

- Beverage Container Drop-Off Depot;
- Veterinary Clinic; and
- Dry Cleaning.

Pacific has an agreement with Genstar Development Company, the current owner, to purchase the land for the purpose of accommodating a wide variety of business and consumer service uses, in particular a Beverage Container Drop-Off Depot (bottle depot). With the exception of the three proposed uses, all of the uses contemplated on the site can be accommodated within the existing I-B land use district. Therefore, an amendment to DC based on I-B but with these additional uses is required.

A Pre-Application Enquiry assessment was provided by the City of Calgary on January 3, 2014 (PE2013-01350). This assessment advised that a Direct Control District based on the I-B District would be the most appropriate redesignation option.

The subject site, located in the northeastern portion of Walden, is bounded by:

- A local major road, Walden Boulevard, and an I-B site to the west and north and residential uses beyond;
- The closed BFI landfill site to the east; and
- The parking and playfield area associated with the future Southview Alliance Church to the south.

The site is encumbered by the 300m setback from the closed BFI landfill site to the east. As per Section 13.2 of the Subdivision and Development Regulations of the Municipal Government Act (MGA), no residential, school, hospital and food preparation uses are allowed on the site. The additional requested uses including the bottle depot will help enhance the viability of the site, which is limited due to use restriction.

The Direct Control District is proposed to contain several measures in order to mitigate concerns with the proposed bottle depot, including:

**LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014**

MAP 14SS

- building envelope for the bottle depot in order to ensure it is located in the rear southeast of the property (Schedule “C” of the Direct Control District);
- restricting the size of the bottle depot to 650m² (~7,000ft²); and
- enhancing the surrounding landscaping to 25% more than what the Land Use Bylaw requires.

Background and Rationale for a Bottle Depot

Pacific originally planned a bottle depot for the northeast corner of 194 Avenue SE and Chaparral Boulevard SE in 2007. Although the application received the support from Calgary Planning Commission, it was refused by Council in 2008. Since that time, Pacific Investments has found a new site which they feel will address community concerns.

The proposed bottle depot is intended to serve the region south of Marquis of Lorne Trail and west of the Bow River, which is projected to accommodate up to 70,000 people. The closest existing facility is the Fish Creek Bottle Depot, located 6.5 km to the northwest across Highway 22X at 15216 Shaw Road SE (near Macleod Trail and Shawnessy Boulevard) in Midnapore. In 2006, the Beverage Container Management Board (BCMG) identified a strong need for a bottle depot and has since been looking for a site to serve this area. The attached copy of the 2006 BCMG letter states:

BCMG fully supports this area of Calgary as an ideal site given the existing network in Calgary. There is a need for a new beverage container recycling facility in this growing area of Calgary which would provide a valuable service to the area residents as well as the obvious benefits of reducing litter.

We continually hear from the public surveys that their beverage container recycling behavior is dependent on convenient locations of recycling facilities. We are concerned that the City of Calgary's lack of commercial and industrial lands that are approved for beverage container depots are limiting the environmental benefits as measured by higher beverage container recycling rates.

Community Benefits

Pacific operates a similar facility, the Spy Hill bottle depot at 7715 – 112 Ave NW, in Northwest Calgary. Over the years Pacific is proud to facilitate hundreds of bottle drives for young Boy Scouts and Girl Guides, sporting teams, schools, etc. from this location. These bottle drives not only allow children to raise money but also helps facilitate team building as well as educating them on the environment and sustainability. Homeowners, commercial businesses, and other institutions are also far more likely to employ a recycling program in their everyday lives when they have access to a bottle depot that is within reasonable proximity. Pacific also employs full-time and part-time staff and actively recruits residents from neighbouring communities.

**LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014**

MAP 14SS

Operation

Pacific's Spy Hill facility is operated in an organized and clean manner with all of the operations occurring inside the building. Pacific's building adheres to the architectural code of the community and an on-going maintenance program is in place to ensure the upkeep of both the functionality and visual appearance of the building.

Policy Framework

East Macleod Area Structure Plan

This site falls under the Landfill Restricted Area of the East Macleod ASP, which represents the 300m setback from the BFI landfill. It is located along a Major Street (Walden Boulevard) leading into the neighbourhood. The purpose of this area is to provide for the protection of the landfill site from the encroachment of incompatible land uses, such as residences, food establishments, schools, and hospitals.

Direct Control District Rationale

Section 20 of the City of Calgary Land Use Bylaw 1P2007 outlines criteria required for the application of a Direct Control (DC) District. It states that a "Direct Control District must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts."

In this circumstance, a DC is required due to the unusual site constraints and at the request of the City of Calgary through their Pre-Application Enquiry comments. With the site being located in proximity to residential areas, the City believed that the original proposal for an Industrial – General (I-G) District was not appropriate due to the number of higher-intensity industrial uses of the district. Therefore, a DC is proposed.

The Industrial – Commercial (I-C) District was also considered for this site. However, this District could be an issue because of the General Industrial – Light use that is listed in this District. This use allows for the manufacturing, processing, servicing, repairing, crushing, etc. of industrial goods and therefore may not be appropriate for this particular site due to its proximity to residential uses. The Statement of Intent for the DC is as follows:

"To maintain the intent of the Industrial Business (I-B) District while allowing for Beverage Container Drop-Off Depot, Veterinary Clinic, and Dry Cleaning uses on the site which will be appropriately located and regulated in order to minimize any adverse effects."

In addition to these three additional uses, the following measures are proposed in the DC in order to mitigate any potential issues:

- building envelope for the bottle depot in order to ensure it is located in the rear southeast of the property. This building envelope will be a rectangle extending 70m from the eastern property line and 40m from the southern property line;

**LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014**

MAP 14SS

- restricting the size of the bottle depot to 650m² (~7,000ft²). Pacific's Spy Hill bottle depot is 600m²; and
- enhancing the surrounding landscaping to 25% more than what the Land Use Bylaw requires. For example, while Section 932 of the I-B District requires 1 tree and 2 shrubs for every 35m², our proposed DC would require this for every 26.25m².

All other requirements of the I-B District will remain the same.

Traffic

As per the pre-application requirement, a Traffic Impact Assessment (TIA) was completed by Bunt & Associates on February, 2014. A copy of the report is submitted under separate cover. The report concluded the difference between what would have been generated by the site under the existing I-B District and what would be generated by the planned development program under the proposed zoning is reasonably similar and, as such, no further effort is expected to be necessary at this time.

Following further review by the City, some additional analysis was required. After this was done, it was determined that further analyses would be required at the Development Permit stage, but that the proposed DC land use is acceptable.

Public Engagement

B&A and Pacific initially engaged the Chaparral Community Association (CCA) on April 8 to present the proposal and answer any questions from the CCA. A positive discussion was held and B&A and Pacific answered several questions relating to the proposal.

Two public open houses were held for this project: one on May 14 at the Chaparral Community Center and another on June 26 at a tent on the site. Both of these open houses were well attended by local residents and other interested groups. Staff from Brown, Pacific, and the BCMB were on hand to speak with the community and respond to questions and comments that were raised.

Conclusion

Given the context and benefits of the bottle depot in this location, it is submitted that the proposed amendment of the site from I-B to DC will result in a compatible and appropriate development. As such, it is respectfully requested that CPAG support the amendment for approval by Calgary Planning Commission and City Council

LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) accommodate development of the site under the guidelines of the Industrial – Business (I-B) District;
 - (b) allow for the additional **uses** of a **Beverage Container Drop-Off Depot, Veterinary Clinic and Dry-cleaning and Fabric Care Plant.**
 - (c) include site specific rules for a **Beverage Container Drop-Off Depot** given the site's proximity to residential **uses.**

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 6 The **permitted uses** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 7 The **discretionary uses** of the Industrial-Business (I-B) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Beverage Container Drop-Off Depot;**
 - (b) **Dry-cleaning and Fabric Care Plant;** and
 - (c) **Veterinary Clinic.**

Bylaw 1P2007 District Rules

- 8 Unless otherwise specified, the rules of the Industrial – Business district of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 9 The maximum **floor area ratio** is 0.5.

LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS

Bottle Container Drop-Off Depot Use Area

10 The maximum cumulative *use area* for **Bottle Container Drop-Off Depots** is 650 square metres.

Location of Uses

11 **Bottle Container Drop-Off Depots**, including all ancillary loading amenities and activities, may only be located within the area identified in Schedule “C” of this Direct Control District.

Landscaping in Setback Areas

- 12** (1) Where a *setback area* shares a *property line* with a *street*, the *setback area* must:
- (a) be a *soft surfaced landscaped area*; and
 - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 26.25 square metres; or
 - (ii) for every 37.5 square metres, where irrigation is provided by a *low water irrigation system*.
- (2) Where a *setback area* shares a *property line* with a *lane* that does not separate the *parcel* from a *parcel* designated as a *residential district*, there is no requirement for a *soft surfaced landscaped area* or *hard surfaced landscaped area*.
- (3) Where a *setback area* shares a *property line* with a *parcel* designated as a *residential district* or a *lane* that separates the *parcel* from a *parcel* designated as a *residential district*, the *setback area* must:
- (a) be a *soft surfaced landscaped area*;
 - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 22.5 square metres; or
 - (ii) for every 26.25 square metres, where irrigation is provided by a *low water irrigation system*; and
 - (c) provide trees and shrubs planted in a linear arrangement along the length of the *setback area*.

LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

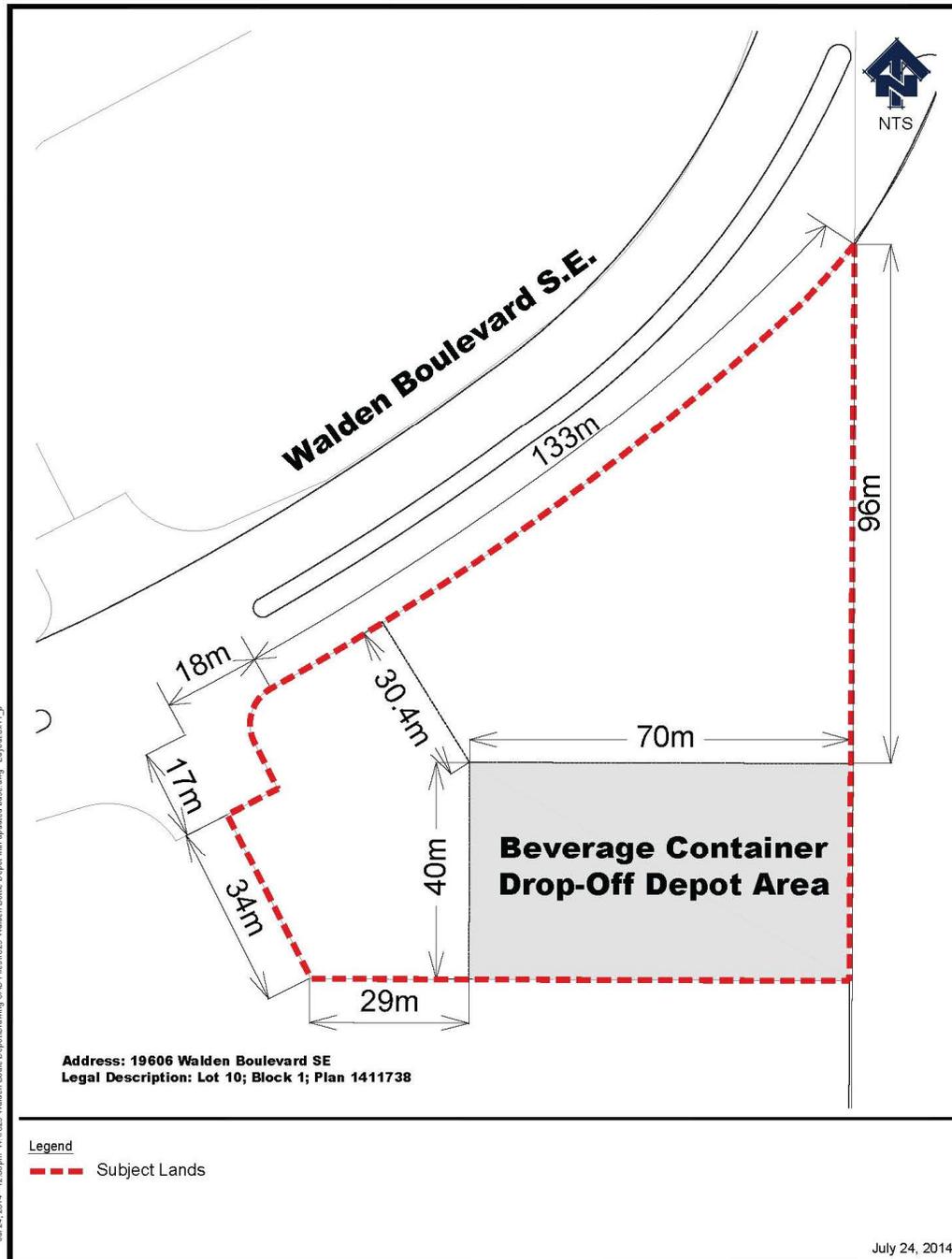
MAP 14SS

- (4) Where a **setback area** shares a **property line** with an **LRT corridor** or **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
 - (b) may provide a sidewalk in the **setback area** along the length of the **building**; and
 - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 26.25 square metres; or
 - (ii) or every 37.5 square metres, where irrigation is provided by a **low water irrigation system**.

LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS

Schedule "C"



LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS

APPENDIX III

LETTERS SUBMITTED – CHAPARRAL COMMUNITY ASSOCIATION



Chaparral Community Association

Box 58001, Chaparral RPO, Calgary AB, T2X 3V2

April 29, 2014

Circulation Control
Development and Building Approvals #8201
City of Calgary
P.O. Box 2100 Station M
Calgary, Alberta, Canada
T2P 2M5
e-mail: CPAG.Circ@calgary.ca

RE: Application for Land Use Amendment to accommodate a Beverage Container Drop-Off Depot, etc.

FILE: LOC2014-0051

To whom it may concern:

I am the President of the Chaparral Community Association ("CCA"). I provide this response on behalf of the Board of the CCA.

You have requested comment on the proposed amendment to the land use for the parcel located at the Southeast corner of the intersection of 194th Avenue SE and Walden Boulevard SE (the "site"). Based on the information provided to date (or lack thereof), the CCA is opposed to the amendment. This opposition is specific to the request for use of the site as a Beverage Container Drop-Off Depot ("Bottle Depot"). The CCA takes no position with respect to the amendment as it relates to a veterinary clinic or a dry cleaner.

For the following reasons listed below and in the absence of a compelling reason to change the designation, we respectfully request that the existing land use designation remain as is.

For background, Pacific Investments and Development Ltd. ("Pacific") originally applied in 2007 to amend the Land Use rights of a parcel of land just north of the current site to accommodate a Bottle Depot. It was defeated at City Council as a result of opposition from members of the Chaparral community. During the intervening seven years, the CCA has heard rumours of a new application, but other than a phone call in late 2012 between the then-CCA President, Cory Exner, and Planning Director, Chris Buchanan, with a realtor expressing interest for an unnamed client, at no time was anything presented to the CCA until earlier this month.

On April 2, 2014, our Planning Director, Cory Exner, was contacted by Daniel McGregor of Brown & Associates Planning Group ("Brown"). Mr. McGregor asked whether he and his associates could meet with the CCA Board at our subsequent meeting, on Tuesday, April 8, 2014 to discuss an application. At that time, no context was given for the application and it was not until the CCA advised that it could not add them to the agenda without further context that we were advised on Thursday, April 3, 2014 that this was with respect to a Bottle Depot application on behalf of Pacific.

LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS



Chaparral Community Association

Box 58001, Chaparral RPO, Calgary AB, T2X 3V2

Brown and Pacific attended our CCA meeting on April 8, 2014 and Mr. McGregor provided a presentation with respect to the application. A good discussion was had and we appreciate their attendance and willingness to work with us, but given the timing, there was not sufficient time to advise the community of the issue for their attendance, particularly those living close to the site. On past issues of general community significance, the CCA would post bold street signs prior to a meeting. That was not possible in this instance. The CCA offered our assistance at the April 8th CCA meeting to engage the community and understand that they are trying to arrange an open house for May, but as of the date of this letter, we are not aware of any confirmed community consultation by Brown and Pacific. We strongly recommended to Brown and Pacific that, prior to continuing with the application; they should seek a much broader base of community input by having a well-publicized open house and having information distributed to affected community members.

With respect to the issues with the application itself, while Brown and Pacific offered draft site pictures of the planned Bottle Depot which were more appealing than a standard bottle depot, insufficient information was provided on the potential traffic impacts to the area, impacts on residential transient bottle collections, litter beyond the immediate site, and other general community concerns. Without time to gather further information the CCA is unable to discern whether acceptable measures are in place to mitigate the concerns of the residents of Walden and Chaparral.

The CCA is not summarily opposed to a Bottle Depot in our vicinity. However, we understand there are areas close by (for example, 210th Avenue and Macleod Trail) that are currently zoned to allow for Bottle Depots. Further, if the community as a whole was supportive of a Bottle Depot at the proposed location, the CCA would be willing to relay that support. That community support is not evident at this time.

If you have any questions or concerns, please feel free to contact me at your convenience.

Regards,

Lynette Javaheri

CCA President
president@chaparralcommunity.com

CC: Peter Demong, Councillor, Ward 14, City of Calgary
Cory Exner, Planning Director, CCA

LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS

APPENDIX IV

SUMMARY OF COMMUNITY ENGAGEMENT (APPLICANT)

2014 April 8 (7:30pm – 8:30pm) Chaparral Community Association presentation

Location: Lake Chaparral Center.

Purpose: To advise the Chaparral Community Association and other interested parties of our proposal.

Format: PowerPoint presentation, question and answer session.

Information provided: PowerPoint presentation materials.

Attendance: ~20.

2014 May 14 (6:30pm – 9:00pm) Open House #1

Location: Lake Chaparral Center.

Purpose: To inform the local community of our proposal and respond to comments and questions.

Format: Public drop-in open house with presentation boards.

Information provided: Comment sheets.

Attendance: ~150.

2014 June 26 (6pm – 8pm) Open House #2

Location: Tent on the subject site.

Purpose: To respond to comments from the last open house, inform the community of changes made to our proposal, and respond to any additional comments and questions.

Format: Public drop-in open house with presentation boards and a verbal presentation.

Information provided: Feedback form / questionnaire, question and answer response to community concerns, copies of the BCMB Bylaws.

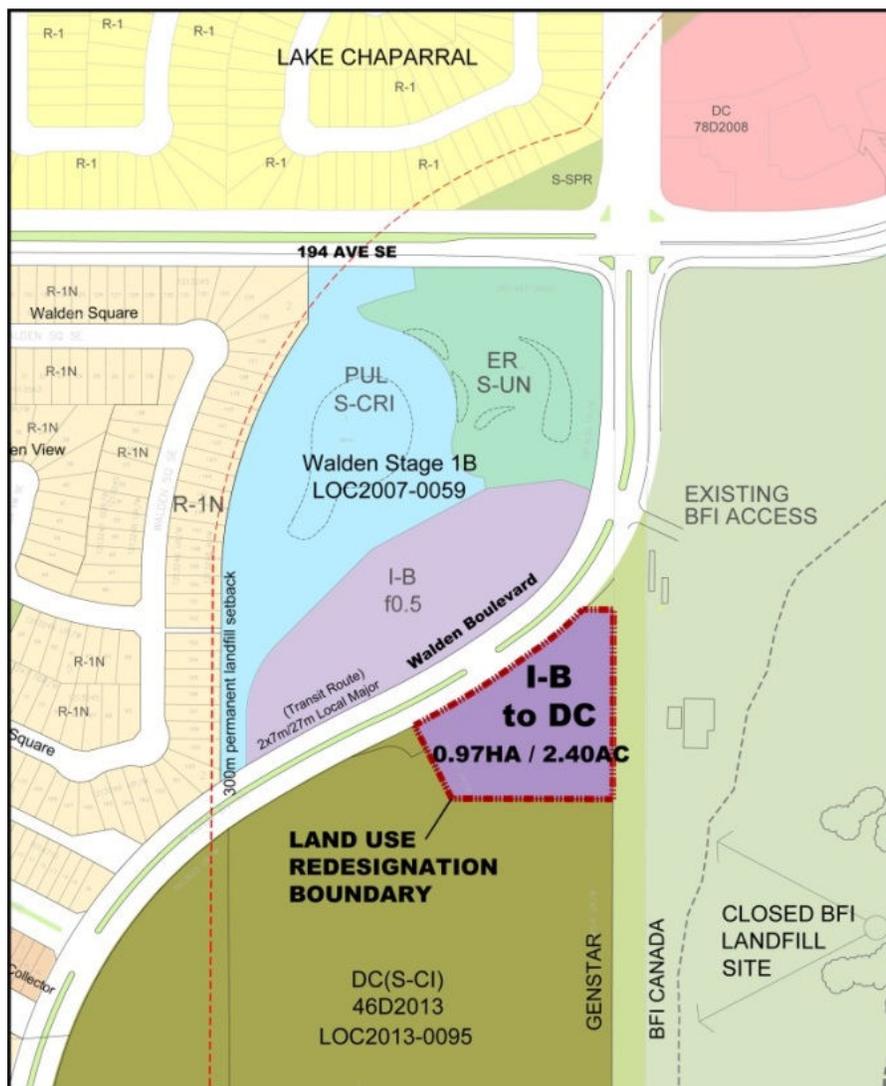
Attendance: ~80

LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS

APPENDIX V

LANDFILL SETBACK BOUNDARY



PROPOSED LAND USE

SOURCE: **b&a**
PLANNING GROUP

**LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014**

MAP 14SS

APPENDIX VI

THE LOCATIONS AND CHARACTERISTICS OF EXISTING BOTTLE DEPOTS IN CALGARY

Calgary's population supports approximately 29 depots based on the BCMB's population standards. There are currently 23 depots in Calgary, and one on the Tsuu T'ina First Nation (see APPENDIX VII). With respect to the 3 kilometre proximity standards, there are overlapping areas in certain areas of Calgary, as a result of legacy depots that were established prior to the current standards.

Calgary's 23 bottle depots range in size from 254 square metres to 806 square metres, with an average size of about 580 square metres. They tend to be located in industrial and large format commercial retail areas, with some depots integrated in commercial shopping centres. All sorting, storage and distribution aspects of the business operation typically occur entirely within a building; however, there are instances where depots store materials outdoors, particularly in smaller and older facilities.

Parking is typically sufficient, with parking pressures likely to be faced during peak demand times. Truck and cube van parking can sometimes be a concern with some overflow parking occurring on adjacent streets. Loading typically occurs on-site, with truck access generally occurring from adjacent commercial streets. In some cases, proliferation of signage is also an issue.

The social aspects of bottle depots are more difficult to quantify. Anecdotally, the concerns that are raised typically involve traffic, site appearance, and perceptions of public safety associated with the homeless population and activities associated with bottle collection. There is little available data to inform these concerns.

LAND USE AMENDMENT
 WALDEN (WARD 14)
 SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
 BOULEVARD SE
 BYLAW 94D2014

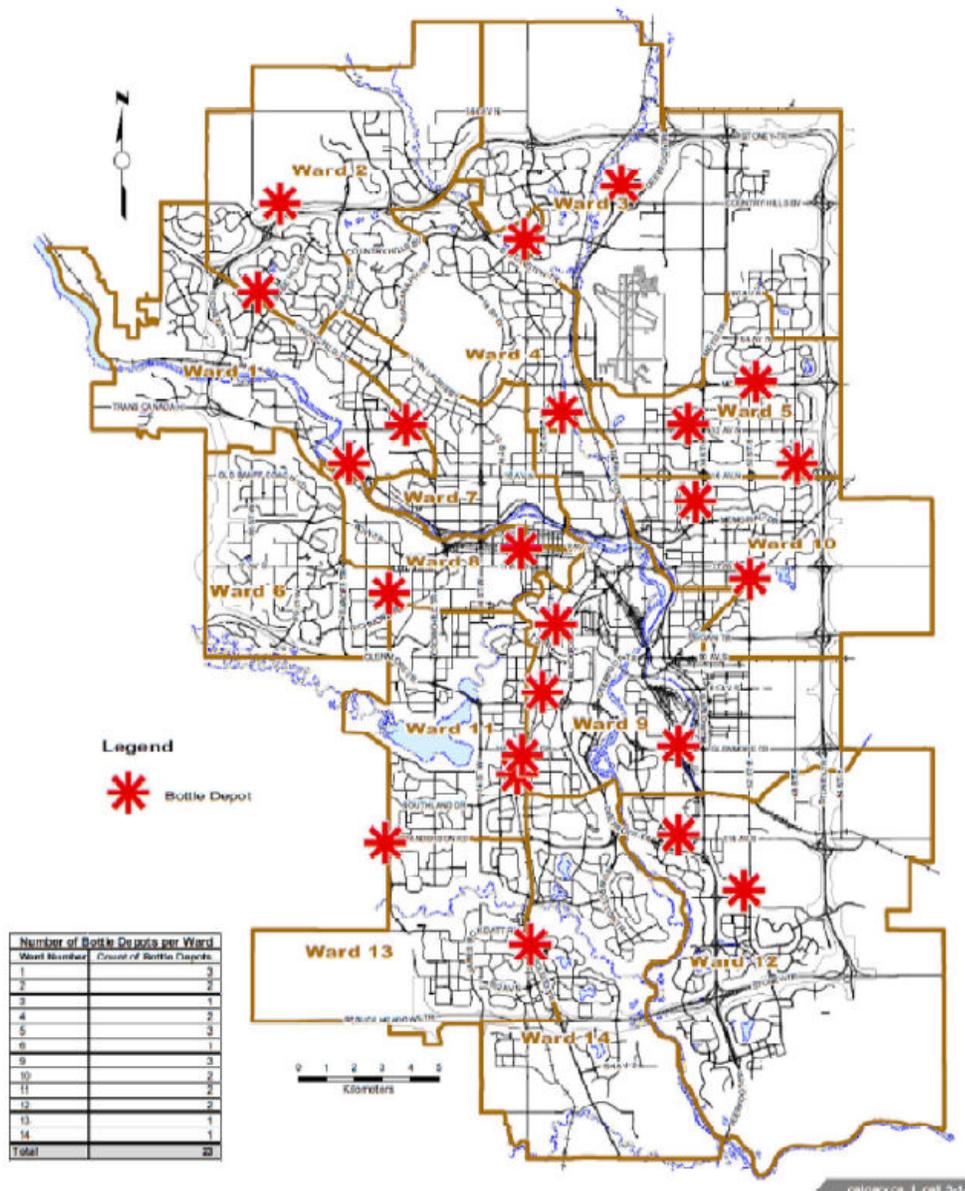
MAP 14SS

APPENDIX VII

EXISTING BOTTLE DEPOTS IN CALGARY

City of Calgary

Bottle Depot Locations
 as of November 2013



LAND USE AMENDMENT
WALDEN (WARD 14)
SOUTH OF 194 AVENUE SE AND EAST OF WALDEN
BOULEVARD SE
BYLAW 94D2014

MAP 14SS

APPENDIX VIII

**THE ROLE OF BCMB IN THE LOCATION, MANAGEMENT
AND OPERATION OF BOTTLE DEPOTS**

The [BCMB](#) is a non-profit association responsible for the management of the collection and recycling of beverage containers in Alberta. The scope of their mandate is wide: they are responsible for registering all beverage containers in Alberta; they set criteria for establishing new depots and operating standards of those depots such as the issuance, suspension and cancellation of permits; and they monitor service quality and operating standards.

The BCMB has been delegated authority by the Ministry of Environment and Sustainable Resource Development to impose requirements on recycling program stakeholders, and to govern and administer the beverage container recycling and reuse system.