

**Land Use Amendment in Silverado (Ward 13) at 19369 Sheriff King Street SW,
LOC2018-0141**

EXECUTIVE SUMMARY

This application was submitted by Abugov Kaspar on 2018 June 15 on behalf of the landowner, Silverado Shopping Centre Ltd. The application proposes to change the designation of 19369 Sheriff King Street SW from DC Direct Control District (Bylaw 47Z2005) to Commercial – Community 2 (C-C2f0.5h18) District to allow for:

- comprehensively designed commercial development with several buildings, the same as current development;
- a maximum floor area ratio (FAR) of 0.5, the same as current maximum;
- a maximum building height of 18.0 metres, the same as current maximum; and
- the permitted and discretionary uses, such as Cannabis Store, in the C-C2 District;

The current DC Direct Control District was approved as part of the original neighbourhood Outline Plan and Land Use amendment application. The DC is intended to allow for a commercial centre development with a central pedestrian amenity area that integrates commercial buildings and incorporates visible pedestrian connections to surrounding sites. The site has been developed in accordance with these DC requirements.

The proposed C-C2f0.5h18 district has been requested to allow for new commercial uses and specifically for a Cannabis Store use. The intent being to maintain the existing commercial developments while introducing additional commercial uses to the site.

The proposal is in keeping with applicable policies of the Municipal Development Plan and the Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan.

A development permit application (DP2018-1875) to change the use of a commercial unit to a Cannabis Store has been submitted separately. The application is currently under review and no decision will be made on the development permit until Council has made a decision on this redesignation application.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 4.64 hectares \pm (11.44 acres \pm) located at 19369 Sheriff King Street SW (Plan 0812861, Block 22, Lot 4) from DC Direct Control District to Commercial – Community 2 (C-C2f0.5h18) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

On 2018 April 05, Council approved a new definition for cannabis retailing in the Land Use Bylaw 1P2007. This new use is called Cannabis Store and is similar to the approach used for liquor stores, with unique rules and guidelines. Cannabis Stores will be managed through development permit process, including provisions for notice posting and opportunity for appeals. The use is available, as a Discretionary Use, in a number of commercial districts including C-C2.

Direct Control Districts approved prior to June 2008 under Bylaw 2P80 are “frozen in time,” which means it is subject to the Land Use Bylaw that was in effect at the time of the DC approval. New uses cannot be added to the existing DC, as Bylaw 2P80 is no longer updated. A redesignation under the current Land Use Bylaw, 1P2007, is required to accommodate new uses, such as Cannabis Store, to a Bylaw 2P80 DC site.

A development permit application (DP2018-1875) for the subject parcel was submitted on 2018 April 24. The application proposes to change the use of one existing commercial unit to a Cannabis Store and the application is under review.

The development permit review will evaluate the location criteria such as the distances between the proposed change of use location to a number of uses like Emergency Shelters, Schools, Liquor Stores and Cannabis Stores. The review will also ensure the proposed change of use complies relevant regulations and policies.

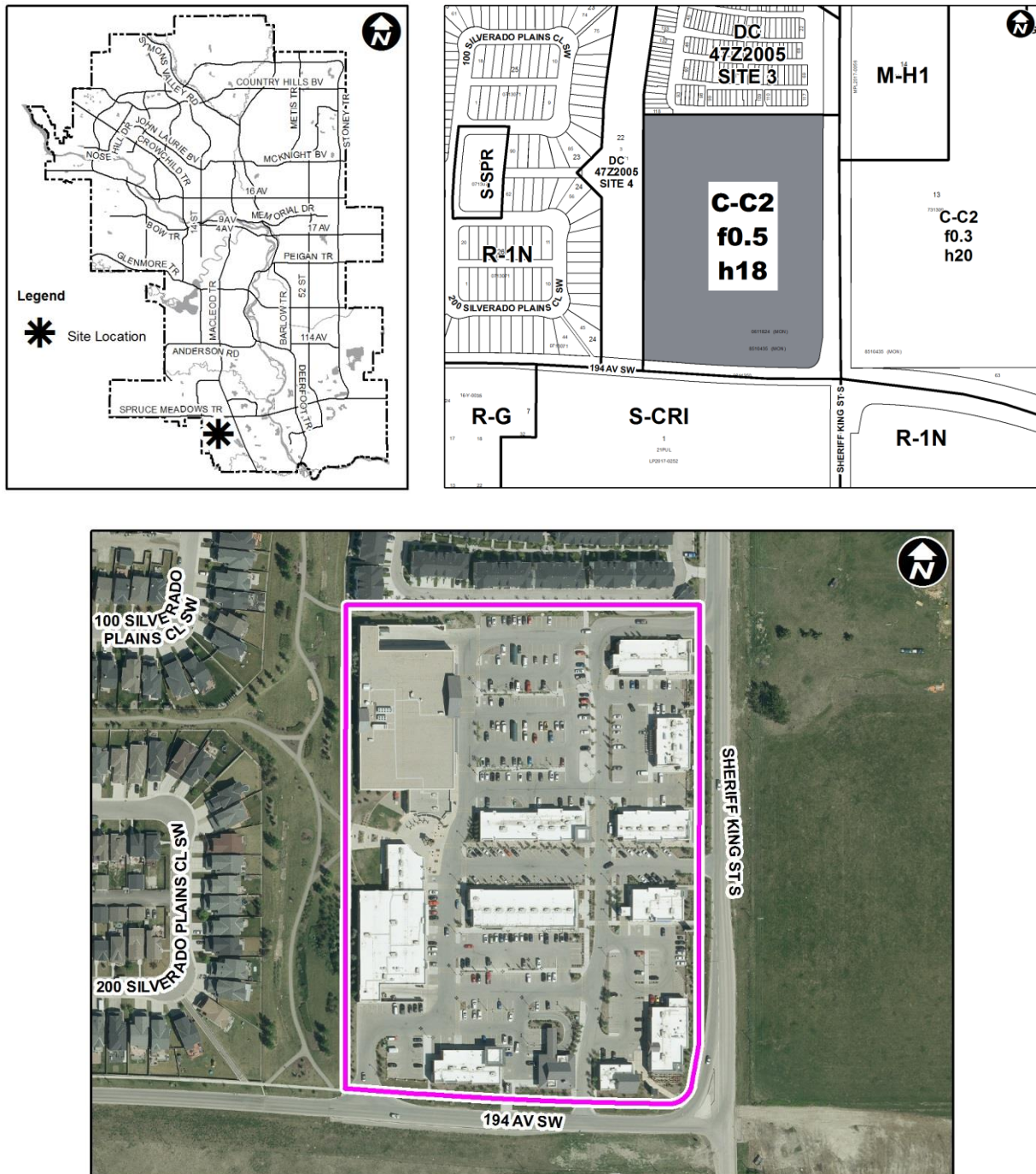
A decision on the development permit application will not be rendered until Council has made a decision on this redesignation application.

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Location Maps



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Site Context

The site is located in the community of Silverado at the northwest corner of Sheriff King Street and 194 Avenue SW. Surrounding development consists of low-density residential in the form of single detached dwellings and medium-density residential through multi-residential development.

The area consists of a variety of districts within a 250 metre radius of the subject site. The districts include R-1N, C-C2, C-N2, M-H1, S-CRI, R-G, M-G and DC. Special Purpose - Community Institution district is across the street to the south. A multi-residential development is located to the north and a privately owned neighbourhood pedestrian pathway system is to the west of the site. A site designated Commercial – Community 2 (C-C2) is across the street and it allows for future commercial development that has the potential to offer the same range of commercial uses as the proposed C-C2 district on the subject site.

The subject site has an area of 4.63 ha (11.44 acres) and is developed with 12 individual commercial buildings with surface parking. Restaurants, supermarket, banks, retails and fitness centre are some of the commercial businesses operating within the site. An amenity area is integrated within the site along with a pedestrian pathway that connects to the surrounding neighbourhood. The existing developments were constructed in accordance to the area structure plan (ASP) and existing Direct Control District, Bylaw 47Z2005 – Site 5.

As identified in *Figure 1*, the community of Silverado's peak population is 7,400 residents in 2018.

Figure 1: Community Peak Population

Silverado	
Peak Population Year	2018
Peak Population	7,400
2018 Current Population	7,400
Difference in Population (Number)	0
Difference in Population (Percent)	0 %

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Silverado](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed redesignation will allow for additional commercial uses in the existing commercial site while maintaining the objectives of the Core Commercial Centre category outlined in the *Southwest Community "A" and Employment Centre / Mixed Use Area Structure Plan*. Further information on how this proposal aligns with applicable policies is found in the Strategic Alignment section of this report.

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Planning Considerations

Land Use

The existing DC District, Bylaw 47Z2005, was approved in 2005 as part of the Silverado Stage 1 Outline Plan and Land Use amendment. The DC contains five Sites with different purposes. Lands under Site 1 are intended to accommodate low density residential developments, Site 2 and 3 are for multi-residential developments and lands under Site 4 are private open spaces with a network of pathways.

The proposed redesignation is for Site 5 of the current DC. The intent of the current DC is to accommodate a community-oriented commercial development through a central pedestrian amenity area that integrates commercial buildings and incorporates visible pedestrian connections with abutting Sites 3 and 4, to the north and east respectively.

Site 5 of the DC district is based on Bylaw 2P80's C-5/.5 Shopping Centre Commercial District which is intended to allow for the development of community shopping centres with a wide range of commercial uses. The C-5/.5 district has a maximum building height of 15 metres for retail and shopping centres and a maximum building height of 18 metres for offices, medical clinics and hotels. The maximum FAR for C-5/.5 district is 0.5.

The proposed Commercial – Community 2 District (C-C2-f0.5h18) is a community commercial designation intended for large commercial developments that are on the boundary of several communities. The district is limited to parcels between 3.2 hectares to 12 hectares in size. The proposed maximum building height of 18 metres and maximum FAR of 0.5 ensures that the proposed designation matches the maximum F.A.R and height of the current DC district. The C-C2 district also allows for new commercial uses from the Land Use Bylaw 1P2007 which are not available to the current DC.

The intent of the redesignation from the DC to the standard district of C-C2 is to introduce new commercial uses which continue to meet the applicable policies for the area while keeping the existing developments. The site design regulations of the DC district will be carried forward via the policies in the Area Structure Plan (ASP). The ASP contains strong directions that are worded similarly to the regulations in the existing DC. Future development will be required to meet the policies in the ASP and the Land Use Bylaw.

Development and Site Design

Development in C-C2 districts typically take the form of several individual buildings with pedestrian connections from public sidewalks to and between buildings. The built form of C-C2 is similar to the existing DC as both districts are for community commercial centre.

Environmental

An Environmental Site Assessment was not required and there were no environmental concerns identified with this application.

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Transportation Networks

The parcel is located on an arterial street, Sheriff King Street SW. Route 402 bus stop, that offers service to the Somerset / Bridlewood LRT station, is located approximately 250 metres north from the site. Existing vehicular accesses to the site is available along Sheriff King Street SW and 194 Avenue SW.

Utilities and Servicing

Water connection, sanitary and storm sewer mains are available to service the site. Individual servicing connections will be considered and reviewed at the development permit stage. Servicing arrangement shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Administration did not receive a response from the Silverado Community Association and no citizen comments were received by CPC Report submission date. No public meetings were held by the applicant or Administration for this application.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject parcel is located within the Residential - Developing - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. The ASP 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.

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The proposed redesignation to C-C2f0.5h18 is in keeping with relevant MDP policies and would provide an opportunity to allow for more commercial uses that has the potential to further serve the needs of surrounding communities.

Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory, 2017)

The subject parcel falls within the *Intermunicipal Development Plan* (IDP) Area as identified on Map 1 – Plan Area Map of the IDP. Although the site is within the IDP area, it is not part of any sub-category within the plan. The goal of the IDP is to provide a consistent approach to facilitate communication and working relationships between the M.D. of Foothills and The City of Calgary.

As part of the IDP policies under section 4.1.2, the proposed redesignation was referred to the MD of Foothills for comments. The MD of Foothills responded on June 25, 2018 with no objection.

Southwest Community “A” and Employment Centre / Mixed Use Area Structure Plan (Statutory, 2004)

The subject site is identified as a Core Commercial Centre on Map 2 – Land Use Concept in the area structure plan. The Core Commercial Centre is intended to create a community-oriented commercial development through retail and service commercial uses that meet the shopping needs of local residents. Design policies such as internal pedestrian routes, central amenity area, street-oriented buildings, and connection to regional pathways are included to provide development direction in the Core Commercial Centre area.

The proposed redesignation would allow the continuation of the existing community commercial centre and will provide additional opportunities to further meet the needs of local residents and surrounding communities through the introduction of new commercial uses. The proposed district is consistent with the applicable policies within the area structure plan.

Social, Environmental, Economic (External)

The proposed land use allows for a wider range of commercial uses than the existing Direct Control District. As such, the proposed district has potential to offer additional mix of commercial uses for the community residents.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

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Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with applicable policies identified in the Municipal Development Plan and the Southwest Community “A” and Employment Centre/Mixed Use Area Structure Plan. The proposal would allow for additional commercial uses to further serve the need of surrounding communities in an existing developed commercial centre.

ATTACHMENT(S)

1. Applicant's Submission