

**Planning & Development Report to  
Calgary Planning Commission  
2018 October 18**

**ISC: UNRESTRICTED  
CPC2018-1152  
Page 1 of 5**

**Land Use Amendment in Arbour Lake (Ward 2) at 20 Crowfoot Crescent NW,  
LOC2018-0133**

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**EXECUTIVE SUMMARY**

This application was submitted by Bart Carswell on 2018 June 11 on behalf of the landowner Artis Crowfoot Village Ltd. This application proposes to redesignate the subject parcel from DC Direct Control District to Commercial – Community 1 (C-C1) District to accommodate a Cannabis Store.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the proposed Cannabis Store use is appropriate for the Major Activity Centre context that the site is within.

A change of use development permit application for a Cannabis Store use was submitted and is currently on hold pending this application.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.11 hectares  $\pm$  (5.22 acres  $\pm$ ) located at 20 Crowfoot Crescent NW (Plan 8610321, Block 6, Lot 3) from DC Direct Control District **to** Commercial – Community 1 (C-C1) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This land use amendment application was submitted to The City of Calgary by Bart Carswell on behalf of the landowner Artis Crowfoot Village Ltd. on 2018 June 11. As noted in the applicant's submission (Attachment 1), the applicant is intending to accommodate a proposed Cannabis Store use.

A change of use development permit application (DP2018-1714) for a Cannabis Store use was submitted on 2018 April 24 and is currently on hold pending this application. At this time the applicant is not considering redevelopment of this site.

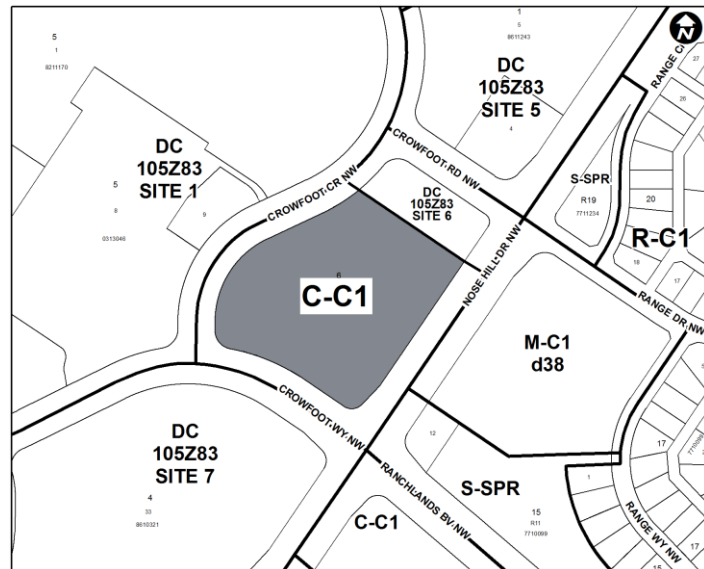
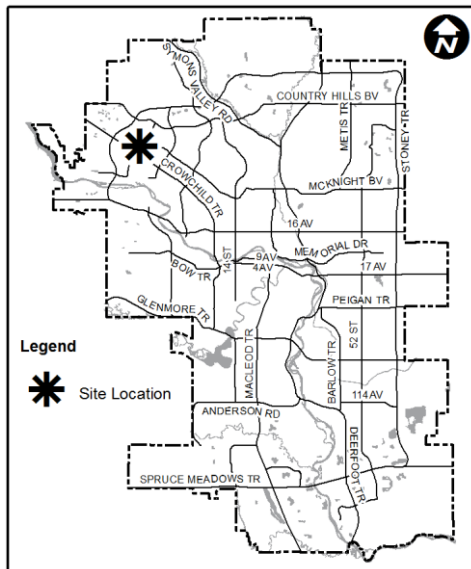
On 2018 April 05, Council approved a new definition for Cannabis Store in Land Use Bylaw 1P2007. This new use is not contemplated in any pre-1P2007 Bylaw DC Districts. The existing Direct Control District is based on Land Use Bylaw 2P80 and no new uses can be added to it, as Bylaw 2P80 is not being updated.

Planning & Development Report to  
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ISC: UNRESTRICTED  
CPC2018-1152  
Page 2 of 5

Land Use Amendment in Arbour Lake (Ward 2) at 20 Crowfoot Crescent NW,  
LOC2018-0133

Location maps



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**Site Context**

The subject site is located northwest of the junction of Crowfoot Way NW and Nose Hill Drive NW, within the Crowfoot Crossing Major Activity Centre. Vehicular access is from Crowfoot Crescent NW and Crowfoot Way NW, and existing commercial buildings are oriented towards an internal circular drive aisle. The Cannabis Store use is proposed within an existing commercial bay.

To the north, west, and south are commercial developments that are part of the existing DC Direct Control District. To the east across Nose Hill Drive NW are multi-residential townhouse style developments, designated as Multi-Residential – Contextual Low Profile (M-C1) District. The subject site is located within approximately 1 kilometer walking distance of Crowfoot LRT Station.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal is to allow for a Cannabis Store in the existing commercial development. The Commercial – Community 1 (C-C1) District has been proposed by the applicant as it is most closely aligned with the current DC Direct Control District's C-1A Local Commercial District base, and best reflects the existing site conditions, context, and intent.

**Planning Considerations**

The primary planning consideration in evaluation of this application constituted determining the most appropriate new Land Use District. The proposed district is considered to be in alignment with the existing site conditions and policy context.

***Land Use***

This application is to redesignate the site from the existing DC Direct Control District (Bylaw 105Z83). The existing 1983 DC Direct Control District is based on Land Use Bylaw 2P80 C-1A Local Commercial District. The DC sets minimum yard (setback) dimensions of 6 metres, and stipulates that a development permit is required for development of the site.

The proposed Commercial – Community 1 (C-C1) District is the closest equivalent to the Land Use Bylaw 2P80 C-1A base district of the current DC Direct Control District, reflects the existing site conditions, and will allow for the Cannabis Store use. The Commercial – Community 1 (C-C1) District is intended to be characterized by small to mid-scale commercial developments on sites less than 3.2 hectares within a community or along a commercial street. The proposed redesignation would not create any non-conforming uses or buildings.

***Development and Site Design***

A discretionary change of use development permit application for a Cannabis Store at the subject site is currently on hold, subject to Council's decision on this land use redesignation. No redevelopment of the site is being contemplated at this time.

**Land Use Amendment in Arbour Lake (Ward 2) at 20 Crowfoot Crescent NW,  
LOC2018-0133**

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***Environmental***

There are no noteworthy environmental features on this site, and an Environmental Site Assessment was not required for this application.

***Transportation***

A Transportation Impact Assessment (TIA) and parking study were not required as part of this land use amendment. At the development permit stage, site access, parking, and loading are intended to continue as per the existing site conditions. The subject site is located approximately 850 metres from the Crowfoot LRT Station. A transit stop served by routes 40 and 113 is located directly adjacent to the site on Crowfoot Crescent NW.

***Utilities and Servicing***

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

**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 land owners and the application has been advertised online. No public meetings were held by the applicant or Administration.

The Arbour Lake Community Association did not provide comments on this application. Administration received four letters in response to the notice posting. The objections are summarized as follows:

- The shopping centre is 'family friendly' and not an appropriate location for a Cannabis Store;
- Concern about second hand smoke;
- Concern about the social and health impacts of cannabis use; and
- General unspecified objection.

Following Calgary Planning Commission, notifications for the 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 as this application proposes a more flexible land use designation in a built out

**Land Use Amendment in Arbour Lake (Ward 2) at 20 Crowfoot Crescent NW,  
LOC2018-0133**

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Major Activity Centre that serves as a commercial focal point for the adjacent communities and for residents living in northwest Calgary and the region.

***Municipal Development Plan (Statutory, 2009)***

The site is located in the 'Developed - Established' area as identified on Map 1: Urban Structure Map in the *Municipal Development Plan* (MDP). The proposed redesignation would allow the maintenance of local commercial development that provides retail and service uses in close proximity to residents and City transit infrastructure in keeping with MDP policy. The subject site is located within a Major Activity Centre, which are strategically located mixed-use destinations with broad ranges of land uses, central to a larger residential or business catchment area and along one or more Primary Transit Network routes. This proposal is consistent with the policies of the *Municipal Development Plan*.

**Social, Environmental, Economic (External)**

The recommended land use district will help to implement policy goals of providing more complete communities with a variety of shops and services that meet daily needs. The proposed district allows for an appropriate range of uses, supporting a variety of neighbourhood shops and services and increasing the market viability of the commercial space.

**Financial Capacity**

***Current and Future Operating Budget:***

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

***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 redesignation will bring the subject site into alignment with Land Use Bylaw 1P2007 and allow a broader range of uses in response to changing community needs. The proposal is consistent with the applicable policies of the *Municipal Development Plan* and will support the future viability of a Major Activity Centre.

**ATTACHMENT(S)**

1. Applicant's Submission