

Planning & Development Report to
 Calgary Planning Commission
 2018 October 18

ISC: UNRESTRICTED
 CPC2018-1064
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**Land Use Amendment in Arbour Lake (Ward 2) at 35 Crowfoot Way NW,
 LOC2018-0142**

EXECUTIVE SUMMARY

This application was submitted by BCW Architects on 2018 June 15 on behalf of the landowner Calgary Co-operative Association Limited. The application proposes to change the land use of the subject site from DC Direct Control District to Commercial – Community 2 f1.0h18 (C-C2f1.0h18) District (1P2007) to allow for:

- the permitted and discretionary uses listed in the proposed C-C2 designation;
- a greater variety of commercial uses, such as Cannabis Store;
- a maximum building height of 18 metres (no change proposed); and
- a maximum building floor area of 36,440 square metres (no change proposed).

This land use amendment has been requested to allow for the additional commercial use of Cannabis Store. No additional changes to the existing development are being contemplated at this time

The proposal is compatible with surrounding land uses and in alignment with the applicable policies of the *Municipal Development Plan*. A change of use development permit application for a Cannabis Store was submitted on 2018 April 24, and is under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 3.65 hectares ± (9.01 acres ±) located at 35 Crowfoot Way NW (Plan 8610321, Block 4, Lot 33) from DC Direct Control District to Commercial – Community 2 f1.0h18 (C-C2f1.0h18); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

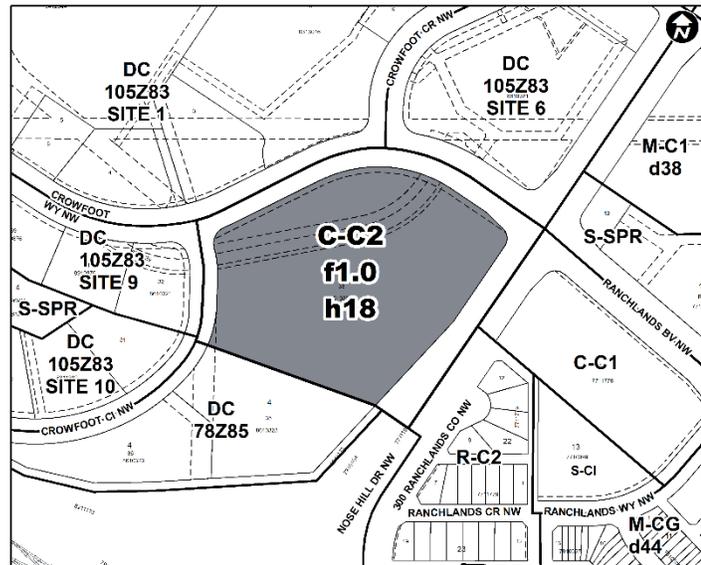
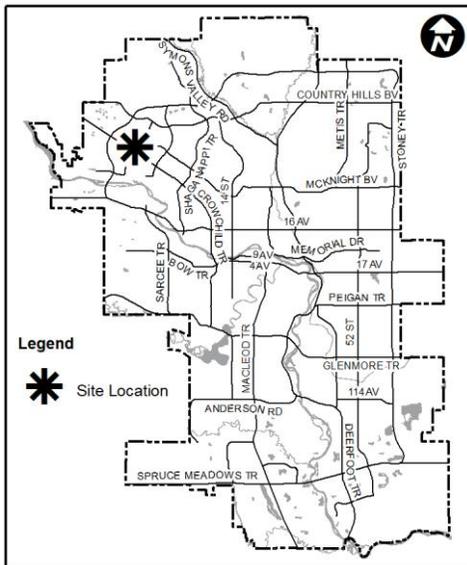
BACKGROUND

This application was submitted by BCW Architects on 2018 June 15 on behalf of the landowner Calgary Co-operative Association Limited.

No redevelopment of the site has been proposed, however, a change of use development permit application (DP2018-1833) for a Cannabis Store was submitted by Calgary Co-op Cannabis Crowfoot on 2018 April 24, and is under review as outlined in the Applicant's Submission (Attachment 1).

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Location Maps



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Site Context

The parcel is developed with a large scale commercial development and is located in the community of Arbour Lake, north of Crowchild Trail NW and immediately west of Nose Hill Drive NW.

The site is approximately 3.65 hectares (9.01 acres) in size, and is developed with three single-storey buildings: a liquor store, a gas bar, and a grocery store. The gross floor area for all existing buildings is approximately 9,100 square metres (97,952 square feet). A 440-stall surface parking area serves the development.

Lands to the north, south and west are commercially designated. The lands located to the east across Nose Hill Drive contain a mix of low density residential and commercial parcels. A large park is located to the east, just north of Ranchlands Boulevard.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for the conversion to a Commercial District of Land Use Bylaw 1P2007 that allows for a range of commercial uses, including the Cannabis Store use. The proposal is consistent with the applicable policies, as discussed in the Strategic Alignment section of this report.

Planning Considerations

Land Use

On 2018 April 05, Council approved a new definition for cannabis retail in Land Use Bylaw 1P2007. This new use is called Cannabis Store and is proposed within specific land use districts, including the C-C2 District. Cannabis Store is not contemplated in any pre-1P2007 Bylaw DC Districts.

The subject site is currently designated as DC Direct Control District based on Land Use Bylaw 2P80's C-5 Shopping Centre Commercial District. The purpose of the existing district is to allow for the development of sector (community) shopping centres. The existing DC from 1983 is based on Bylaw 2P80 and is 'frozen in time', which means no new uses can be added to the existing DC, as Bylaw 2P80 is not being updated.

The proposed Commercial – Community 2 f1.0h18 (C-C2f1.0h18) is characterized by large commercial developments that are on the boundary of several communities. These developments have a wide range of use area sizes and types and have a slightly higher maximum building height than nearby low density residential areas. A maximum floor area ratio of 1.0 and a maximum height of 18 metres is proposed with which the existing development complies.

The uses listed under the proposed C-C2f1.0h18 District are similar in scope and scale those within the existing DC Direct Control District.

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Development and Site Design

The applicant's submission indicated they are interested in using a portion of the existing building for a cannabis retail use. No redevelopment is being contemplated as part of this application.

Any future redevelopment of the site will be evaluated against the guidelines of the proposed DC District subject to Council's decision on this land use redesignation application.

Environmental

No environmental issues have been identified. An Environmental Site Assessment was not required for this application.

Transportation

The subject site is located adjacent to transit stops for several bus routes on Crowfoot Crescent NW as well as 600 metres walking distance from the Crowfoot LRT Station. Vehicular access is available from Crowfoot Way NW and Crowfoot Circle NW. A Traffic Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate the potential new uses and use area changes on 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 was advertised on-line.

Administration did not receive comments from the Arbour Lake Community Association by the Calgary Planning Commission report submission date. No citizens' comments were received by the Calgary Planning Commission report submission date, and no public meetings were held by the applicant or Administration.

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

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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 site is identified as a Major Activity Centre according to Map 1 – Urban Structure of the *Municipal Development Plan (MDP)* and is in close proximity to primary transit. Major Activity Centres (MACs) provide for the highest concentration of jobs and population outside of the Centre City area. The MDP states that MACs should be developed to function as an “urban centre” for a sub-region of the city and provide opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs.

Social, Environmental, Economic (External)

The proposal continues to allow for and further supports a mix of commercial uses in Arbour Lake and provides local amenities for community residents

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 proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan*. The proposed Commercial – Community 2 f1.0h18 (C-C2f1.0h18) District integrates well with the existing commercial development and allows for a range of uses that are compatible with adjacent uses.

ATTACHMENT(S)

1. Applicant's Submission

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