

Applicant's Submission

PLANNING CONTEXT & RATIONALE FOR REDESIGNATION

The subject lands are currently under the Direct Control District DC48Z2005, Site 5 and Site 6. This DC Bylaw is based upon the Permitted and Discretionary Uses of the C-5/.5 Shopping Centre Commercial District for Site 5, and the C-1A Local Commercial District for Site 6 of Bylaw 2P80. Given Bylaw 2P80 is several years old and no longer aligns with current land use bylaw controls, Qualico is looking to redesignate the lands in order to reflect more current planning controls for the subject lands. Following a detailed review of the current P12007 Land Use Bylaw, and discussions with City of Calgary Planning staff, it was determined that the Commercial – Community 2 (C-C2) District was the most appropriate district to redesignate to, given the context and existing development of the subject lands.

As the subject lands have completed full buildout, the site-specific DC district is no longer required to address specific design outcomes of the commercial parcels. Redesignation to C-C2 will allow Qualico updated planning controls as compared to Bylaw 2P80 districts. The subject lands will also be adaptable to potential changes with Land Use Bylaw 1P2007 and any future updates which supersede the existing Bylaw, (both outcomes which would not be possible under the existing DC). The stock C-C2 district will also provide greater navigation and certainty of land use expectations for the owner, as well as prospective tenants of Evanston Towne Centre and Evanston Plaza moving forward.

COMPLIANCE WITH C-C2

The community commercial developments of Evanston Towne Centre and Evanston Plaza are best aligned with the purpose and characterization outlined in the Land Use Bylaw 1P2007 definition for Commercial – Community 2 District, as summarized below.

Purpose

The existing development can be described as a large commercial development on the boundary of several residential neighbourhoods (Evansdale, Evansglen, Evanswood, and Evanspark), comprehensively designed with several buildings containing a wide range of use sizes and types. The buildings are slightly higher than nearby low density residential districts, and the parcels possess long-term redevelopment opportunities to incorporate commercial uses with office & residential on the same parcel. Existing buildings contain setback areas with landscaping buffers from adjacent residential districts, and pedestrian connections to and from public sidewalks to and between buildings (such as crosswalks, sidewalks, dedicated pedestrian areas, etc.). The combined subject lands parcel areas are also larger than 3.2 hectares but smaller than 12 hectares. Based on the above, the subject lands and existing development are considered to align with the purpose of the C-C2 District.

Permitted & Discretionary Uses

All existing tenants of Evanston Towne Centre and Evanston Plaza are listed as either a Permitted or Discretionary Use within the C-C2 District.

Parcel Area

The subject lands (4.36 hectares & 1.41 hectares) are less than the 12.0 hectare maximum parcel area as outlined in Section 761 of the Land Use Bylaw (C-C2 District).

Use Area

All unit sizes listed in Table 1.0 and Table 2.0 are less than the maximum use area of 6000.0 square meters for uses within the C-C2 District. Furthermore, the Supermarket (Sobeys) is less than the maximum 7500.0 square meters use area for a Supermarket (3,625 square meters actual).

Setback Areas

We are aware that minor variances will be required due to the reduced setback areas for the side and front setbacks of Evanston Towne Centre and Evanston Plaza which do not meet C-C2 minimums. These variances will be addressed as part of future applications for setback relaxations.

Landscaping in Setback Areas

Landscape areas were developed as per Landscape Area requirements of C-5/.5 and C-1 District requirements of Bylaw 2P80 and installed as per the approved plans.

Parking Requirements

The subject lands provide 498 stalls at Evanston Towne Centre, and 152 parking stalls at Evanston Plaza, as per the approved DPs. As the subject lands are at full buildout, no immediate changes or additional development is proposed which would vary parking stall requirements.