

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0053

Land Use Amendment in Evanston (Ward 2) at 2045 and 2060 Symons Valley Parkway NW, LOC2018-0212

EXECUTIVE SUMMARY

This application was submitted by Stantec Consulting on 2018 September 20 on behalf of the landowners Evanston Plaza Ltd and Evanston Towne Centre Ltd. The application proposes to change the land use of the subject lands from DC Direct Control District based on rules from the 2P80 Land Use Bylaw to Commercial – Community 2 f0.5h18 (C-C2f0.5h18) District to:

- align the land use on both properties with the current Land Use Bylaw 1P2007; and
- allow for a greater variety of commercial uses listed in the proposed C-C2 designation.

No development permit has been submitted as no changes to the existing development are being contemplated by the landowner at this time.

The proposal is in conformance with applicable policies of the *Municipal Development Plan* and *Symons Valley Community Plan*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 5.77 hectares ± (14.24 acres ±) located at 2045 and 2060 Symons Valley Parkway NW (Plan 1014108, Block 50, Lot 1; Plan 1014108, Block 49, Lot 15) from DC Direct Control District **to** Commercial – Community 2 f0.5h18 (C-C2f0.5h18) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 FEBRUARY 07:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 5.77 hectares ± (14.24 acres ±) located at 2045 and 2060 Symons Valley Parkway NW (Plan 1014108, Block 50, Lot 1; Plan 1014108, Block 49, Lot 15) from DC Direct Control District to Commercial – Community 2 f0.5h18 (C-C2f0.5h18) District; and
2. Give three readings to **Proposed Bylaw 70D2019**.

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PREVIOUS COUNCIL DIRECTION / POLICY

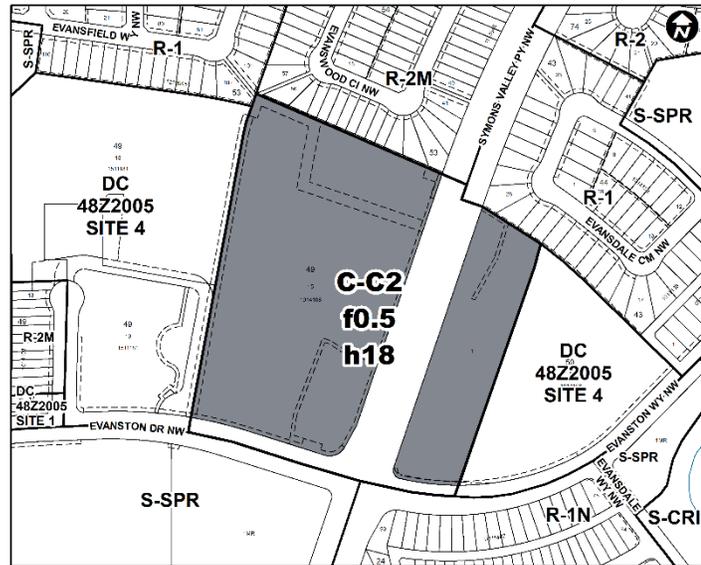
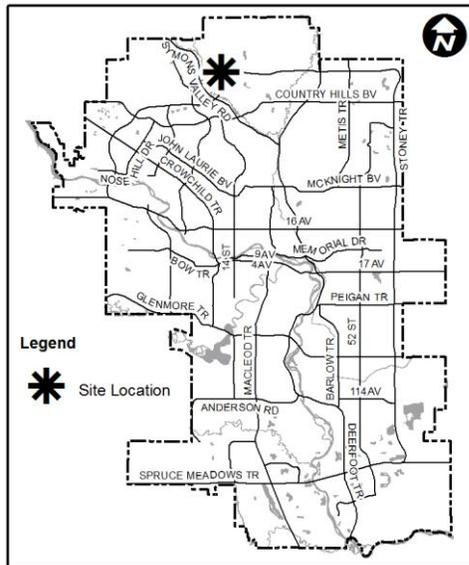
None.

BACKGROUND

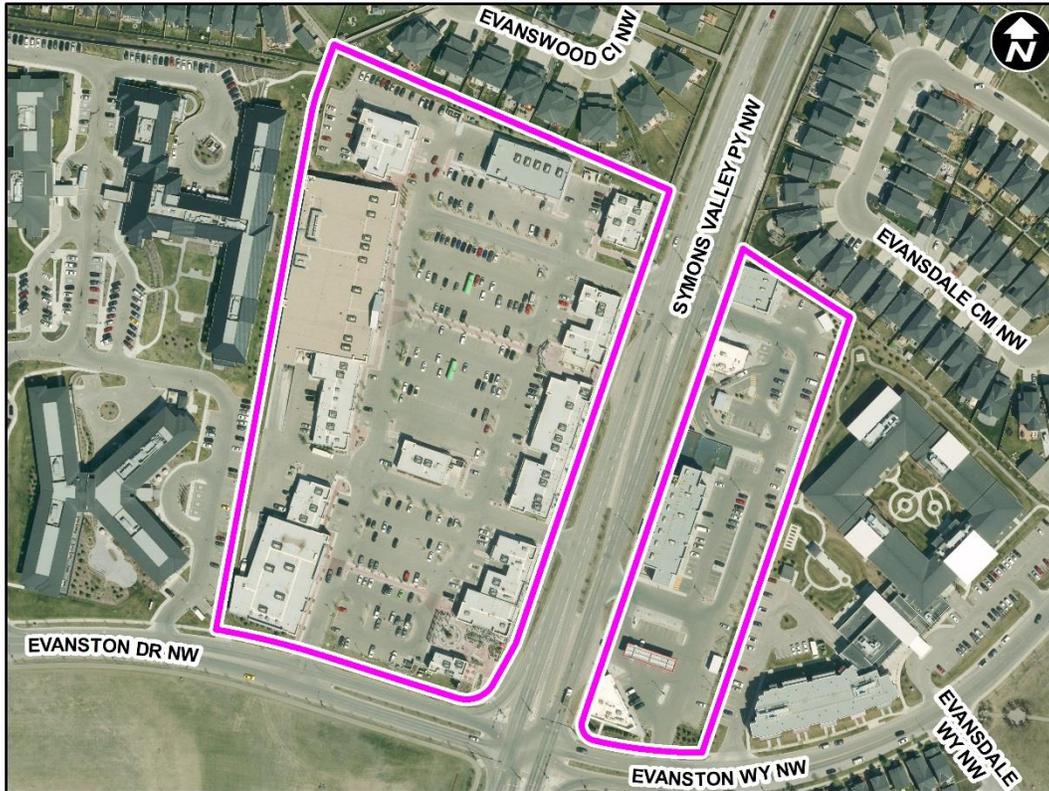
This application was submitted by Stantec Consulting on 2018 September 20 on behalf of the landowners Evanston Plaza Ltd and Evanston Towne Centre Ltd. As indicated in the Applicant's Submission (Attachment 1), the intent of this application is to bring both properties into alignment with the current land use bylaw.

The subject lands were originally designated to DC Direct Control District in 2005 as part of a comprehensive redesignation that created the majority of the commercial and multi-residential areas in the community of Evanston. The subject lands are comprised of two parcels, both of which have been developed with commercial buildings.

Location Maps



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Site Context

The subject lands are located at the northwest and northeast corners of Symons Valley Parkway NW and Evanston Drive NW and Symons Valley Parkway NW and Evanston Way NW, respectively. Both parcels are developed with commercial shopping centres. Lands to the north and south are generally designated for low density residential uses, while the lands to the east and west allow for multi-residential uses.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed C-C2 District aligns applicable land use and development controls with the rules of the current Land Use Bylaw 1P2007 while maintaining the original maximum building height and floor area restrictions. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

Both sites are currently designated DC Direct Control District (Bylaw 48Z2005) based on the former Land Use Bylaw 2P80. The western site located at 2060 Symons Valley Parkway NW (Site 5 of the DC) follows the rules set out in the C-5 Shopping Centre Commercial District (2P80). The purpose of this district is to provide for the development of sector (community) shopping centres.

The eastern site located at 2045 Symons Valley Parkway NW (Site 6 of the DC) follows the rules set out in the C-1A Local Commercial District (2P80). The purpose of this district is to provide for retail commercial and personal service uses which do not rely on patronage from beyond the immediate neighbourhoods. The Direct Control District also included some development guidelines that provided specific rules around building orientation and design, that were fulfilled through the development process.

The proposed C-C2f0.5h18 District of Land Use Bylaw 1P2007 is a commercial designation that is intended for commercial developments such as strip malls and shopping centres that may serve several surrounding communities. The proposed district allows for a wide range of use area sizes and types.

The district has a floor area ratio modifier of 0.5 which allows for a combined building floor area of approximately 28,800 square metres between the two sites and a maximum building height of 18 metres. With the exception of a building height increase from the current maximum of 10 metres to 18 metres, these rules and development intensities are generally aligned with the existing DC Direct Control District.

The uses listed under the proposed district are generally similar in scope to the uses listed in the C-1A Local Commercial District and C-5 Shopping Centre Commercial District (2P80) upon which the existing DC Direct Control District is based.

Development and Site Design

The existing commercial development was completed in the last several years and no redevelopment is contemplated as part of this application. Any future redevelopment of the site will be evaluated against the guidelines of the proposed C-C2f0.5h18 District subject to Council's decision on this land use redesignation application.

Given the specific context of these lands and some of the development and site design rules contained in the existing Direct Control District, additional items that will be considered through future development permit applications include, but are not limited to:

- quality of architectural treatment;
- the location and design of drive-in facilities; and
- pedestrian connectivity.

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Environmental

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

Transportation

The subject sites are located on either side of Symons Valley Parkway NW, which is identified by the Municipal Development Plan as an arterial street. Transit stops are located immediately adjacent to both sites on Symons Valley Parkway NW. Vehicular access is available from both Symons Valley Parkway NW and Evanston Drive / Way NW. A Traffic Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available within the adjacent right-of-way and can accommodate the C-C2 uses at the proposed intensities on the subject lands 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 landowners and the application was advertised on-line.

Administration was advised by the Evanston / Creekside Community Association that they had no objections to the proposed redesignation. 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 landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (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.

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Interim Growth Plan (2019)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory, 2009)

The site is located within a 'Residential; Developing Planned Greenfield with Area Structure Plan (ASP)' area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. The MDP states that area structure plans in existence prior to adoption of the Municipal Development Plan (such as the Symons Valley Community Plan) are recognized as appropriate policies to provide specific direction for development of the local community (Section 1.4.4). Additionally the proposed redesignation would contribute to the goal of building a complete community by allowing for commercial development that can provide services that are within walking distance to surrounding residential development and meet the day-to-day needs of residents (Section 2.2.4).

Symons Valley Community Plan (Statutory, 2008)

The subject site is located within the Core Commercial Area, as identified on Map 3 – Land Use Concept of the *Symons Valley Community Plan*. The purpose of the Core Commercial Area is to accommodate sector or regional commercial centres located central to the Symons Valley area. The predominant use of land within the Core Commercial Area are commercial uses, primarily retail and personal service, located within a comprehensively-planned regional commercial centre.

Social, Environmental, Economic (External)

The proposal continues to allow for and further supports a mix of commercial uses in Evanston 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.

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Risk Assessment

There are no significant risks associated with this proposal. However due to the different setback requirements in the proposed C-C2 District, approval of this application will result in several non-conforming buildings. These buildings will remain non-conforming until they can be relaxed via a new development permit.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan* and *Symons Valley Community Plan*. The proposed Commercial – Community 2 f0.5h18 (C-C2f0.5h18) District integrates well with the existing commercial development while also allowing for greater flexibility of uses.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 70D2019**