

Planning & Development Report to
Calgary Planning Commission
2019 November 07

ISC: UNRESTRICTED
CPC2019-1344

Land Use Amendment in Wolf Willow (Ward 14) at 2107 - 194 Avenue SE, LOC2019-0124

EXECUTIVE SUMMARY

This application was submitted by L A West on 2019 July 30, on behalf of landowner 1779925 Alberta Ltd (Dawes Pit Limited Partnership). The housekeeping application proposes to change a 0.007 hectare portion of the parcel located at 2107 - 194 Avenue SE from Commercial – Community 1 (C-C1) District to Special Purpose – Recreation (S-R) District to allow for:

- a Community Entrance Feature for the community of Wolf Willow; and
- the uses listed in the S-R District.

The proposal is in conformance with applicable policies of the *Municipal Development Plan* and the *East Macleod Trail Area Structure Plan*.

A development permit application has been submitted and is pending approval of this land use amendment application by Council.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.007 hectares \pm (0.017 acres \pm) located at 2107 - 194 Avenue SE (Portion of Plan 0712785, Block 1, Lot 1) from Commercial – Community 1 (C-C1) District **to** Special Purpose – Recreation (S-R) District; and
2. Give three readings to the proposed Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

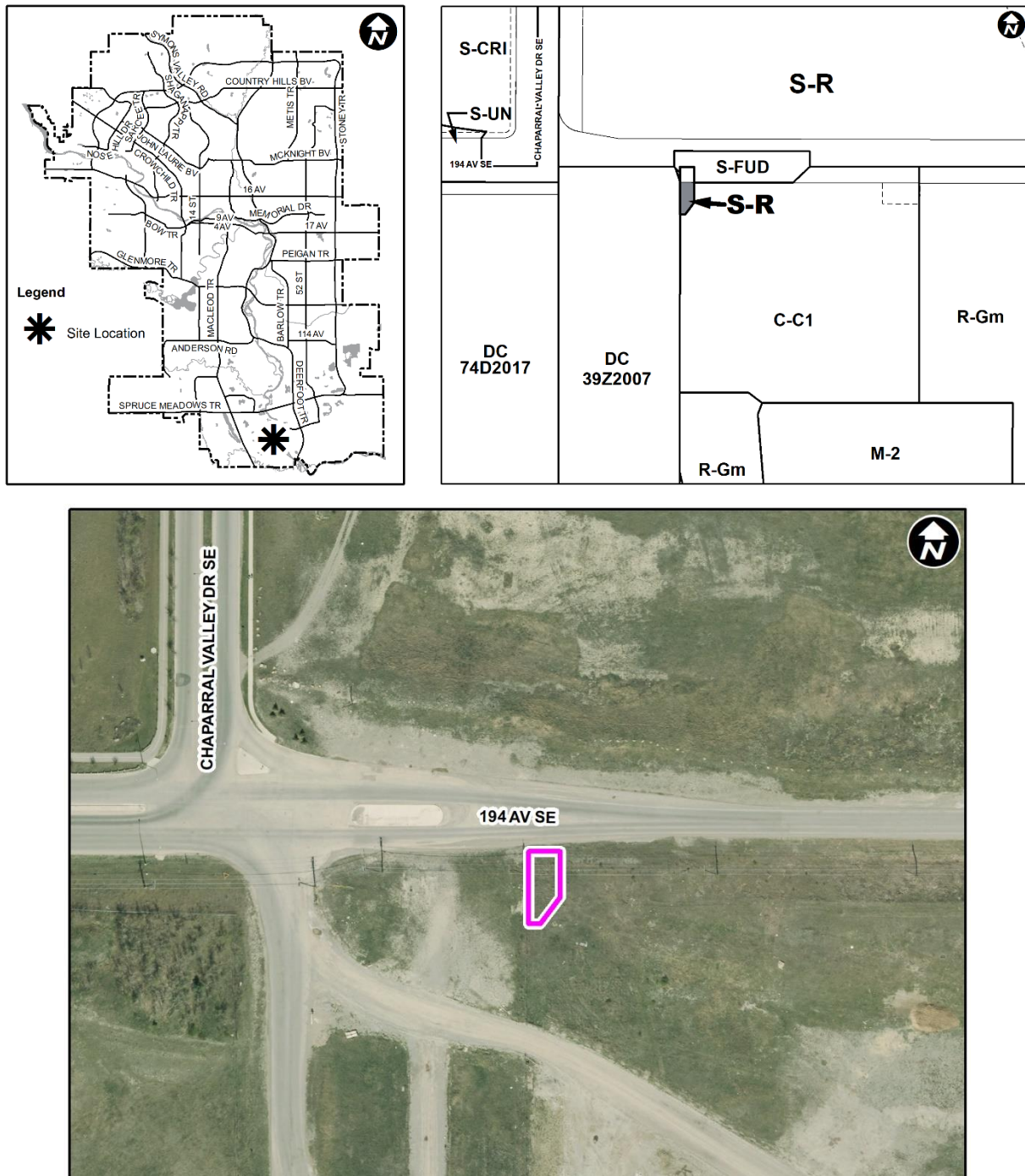
BACKGROUND

This application was submitted by L A West on 2019 July 30, on behalf of landowner 1779925 Alberta Ltd (Dawes Pit Limited Partnership). The previous land use amendment application (LOC2014-0160), approved by Council in 2017 February 13, does not allow for a community entrance feature in the desired location, as indicated in the Applicant's Submission in Attachment 1.

A Development Permit application (DP2019-2088) for a Community Entrance Feature for the community of Wolf Willow was submitted by L A West on 2019 April 30, and is awaiting approval pending Council's approval of this land use amendment application.

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Location Map



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Site Context

The site is located in the southeast community of Wolf Willow, south of Stoney Trail SE and east of Macleod Trail SE. The scope of this application is a small portion of land located in the northwest corner of the un-subdivided plan area, comprising approximately 0.007 hectares (0.017 acres) of undeveloped land. The site is adjacent to a regional pathway on the south side of 194 Avenue SE. The subject land represents a natural entrance to the community of Wolf Willow, given the approved street and block network, as well as surrounding geographical features.

Surrounding land uses include the Special Purpose – Recreation (S-R) District, and the Special Purpose – City and Regional Infrastructure (S-CRI) District, as well as the Commercial – Community (C-C1) District and Residential – Low Density Mixed Housing (R-Gm) District. The Blue Devil Golf Club is located across 194 Avenue SE, northwest of the subject site. A private landfill “Progressive Landfill”, is located approximately 210 metres west of the subject site. The subject site is not located within the landfill setback.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows the site to accommodate a Community Entrance Feature for the community of Wolf Willow. Further information on how this proposal aligns with applicable policies is found in the Strategic Alignment section of this report.

Planning Consideration

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

Land Use

The existing C-C1 District is a commercial district intended for small to mid-scale commercial developments located within a community along a corridor street. Community Entrance Feature is not a listed use in any of the Land Use Bylaw 1P2007’s commercial districts, in order to separate residential uses from commercial uses. In this instance, as the natural entrance to the community of Wolf Willow, blending residential and commercial uses is appropriate.

The proposed land use district is the S-R District, which is generally intended to accommodate a range of indoor and outdoor recreation uses, and in this instance would allow for a Community Entrance Feature to be placed in this location, at the entrance of the community.

Administration explored other potential land use districts such as the Special Purpose – School, Park and Community Reserve District, however the decision was made to proceed with the S-R District as it allows for community entrance feature as a discretionary use, with limited permitted uses.

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Development and Site Design

A Development Permit application (DP2019-2088) for a Community Entrance Feature for the community of Wolf Willow was submitted by L A West on 2019 April 30, and is awaiting approval pending Council's approval of this land use amendment application. The feature is proposed to be constructed of sandblasted concrete with the community name and the logo in powder coated aluminum. The application involves a number of shrubs and trees, and does not require a relaxation to Land Use Bylaw 1P2007.

Environmental

The subject site is adjacent to, but not located within the landfill setback of the private Progressive Landfill. It is noted that the landfill setback does overlap the greater parcel to the southwest of the subject site.

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

Transportation

A Transportation Impact Assessment and parking study were not required as part of this land use amendment. The site is located adjacent to 194 Avenue SE and an existing regional pathway.

Utilities and Servicing

The proposed land use amendment is located in a future commercial lot included within the proposed subdivision application for Wolf Willow Phase 5 (SB2019-0248). The site is not presently serviced. If the developer proceeds with this application and gets approval, servicing will be available for the site through the future water, sanitary, and storm mains that will be installed by the developer as part of the subdivision development. Following the subdivision, a development permit will be required to ultimately develop the site and provide the associated service connections.

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.

There is no community association in the area and no citizen comments were received by the CPC report submission date. No public meetings were held by the applicant or Administration for this application.

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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 (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to cities and towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed outline plan and corresponding 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 *Municipal Development Plan* (MDP) identifies the plan area as Planned Greenfield, which is generally characterized by communities with a mix of residential and commercial development that has been developed since 1990, and continues to be developed. The land use policy for Planned Greenfield with Area Structure Plan states that ASPs 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.

The *East Macleod Trail Area Structure Plan* (ASP) was approved May 2007 for this area. The detailed policies and guidelines in the ASP were developed through consultation involving landowners, developers, the existing communities, Administration, school boards, and other stakeholders. These detailed policies and guidelines are used to guide outline plan/land use amendment application decisions.

East Macleod Trail Area Structure Plan (Statutory – 2007)

The proposal is in keeping with the *East Macleod Trail ASP*, which identifies the community as residential. The proposed land use amendment will allow for a Community Entrance Feature, which supports the development of the unique identity of the community.

Social, Environmental, Economic (External)

There are no anticipated impacts to external stakeholders at this time.

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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 proposal is in keeping with the applicable goals and policies of the *Municipal Development Plan*. The site is at the entrance to the community of Wolf Willow and the proposed S-R District will provide the opportunity to develop a Community Entrance Feature while maintaining the adjacent C-C1 designation to allow for commercial development.

ATTACHMENT(S)

1. Applicant's Submission