

Planning & Development Report to  
Combined Meeting of Council  
2019 November 18

ISC: UNRESTRICTED  
C2019-1445

**Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310,  
Bylaw 188D2018**

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**EXECUTIVE SUMMARY**

The Public Hearing and first reading of Bylaw 188D2018 were held at the 2018 June 11 Regular Meeting of Council. Second and third readings were withheld until such time as the tentative subdivision plan is ready for approval. A revised tentative plan has been submitted and reviewed and is now ready for approval. The tentative plan has been amended to follow existing property lines to create a more uniform parcel pattern. This has resulted in a decrease to the total area of land to be redesignated from Special Purpose – Recreation (S-R) District to Residential – Contextual – One Dwelling (R-C1) District.

The land use redesignation application was submitted by The City of Calgary's Real Estate & Development Services (RE&DS) on 2017 October 19. The application proposes to change the designation of the property from S-R District to R-C1 District which will allow for:

- Single detached dwellings, accessory residential buildings and secondary and backyard suites; and
- The other uses listed in the R-C1 district

**ADMINISTRATION RECOMMENDATION:**

That Council:

1. AMEND proposed Bylaw 188D2018, prior to second reading, by replacing the existing Schedule B with a new Schedule B, as contained in Attachment 2; and
2. Give second and third readings to Bylaw 188D2018 as amended.

**PREVIOUS COUNCIL DIRECTION / POLICY**

At 2018 June 11 Regular Meeting of Council, with respect to report CPC2018-0403, Council gave first reading of the proposed Bylaw 188D2018 and withheld second and third readings until the tentative subdivision plan is ready for approval.

Councillors Colley-Urquhart, Demong and Woolley were not in attendance at the Public Hearing and are ineligible to vote for second and third readings.

**BACKGROUND**

The subject lands, owned by The City of Calgary, function as a buffer between the rear yards of the residential properties located along Varsity Estates Place NW and the sound attenuation wall for the Silver Springs Gate/Sarcee Trail and Crowchild Trail NW interchange.

A number of adjacent land owners have expressed interest in purchasing a portion of this landscape buffer from The City. Authorization to dispose and sell this property has been granted by City Administration based on (1) the conclusion that the remnant parcel is no longer required;

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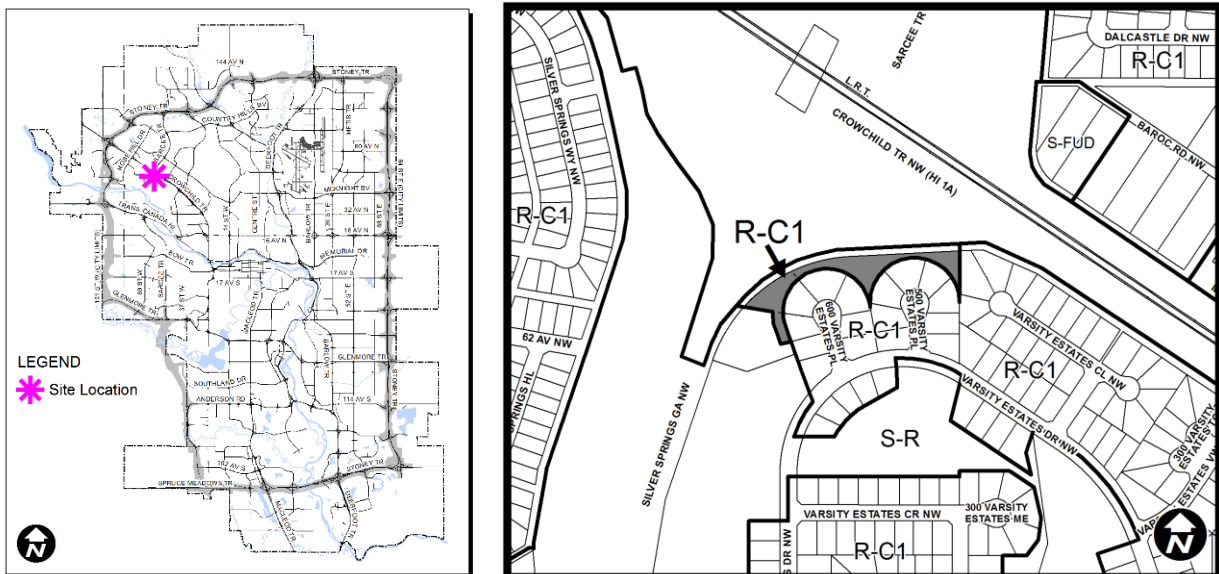
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(2) that a comprehensive plan has been created for the parcel ensuring consolidation with adjacent properties; and (3) reduced costs to The City for maintenance obligations of this parcel.

First reading was granted at the Regular Public Hearing Meeting of Council on 2018 June 11. Second and third readings were withheld until the tentative plan of subdivision is ready for approval. There were concerns expressed that the proposed tentative plan of subdivision would create irregularly shaped lots.

In response to Council's concerns, a revised tentative plan of subdivision has been submitted and reviewed by the Subdivision Authority and is now ready for approval (SB2017-0023). The application has been revised to follow existing property lines and to create a more uniform parcel pattern.

**Location Maps**



**Site Context**

The subject parcel is located in the northwest corner of the community of Varsity and is bordered by the Silver Springs Golf Course to the south, Silver Springs Gate NW to the west, a sound attenuation wall to the north, and low density residential development south and east. The land is mainly flat manicured grass with a narrow portion being heavily treed. There is no designated public access to the parcel.

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As identified in *Figure 1* below, the community of Varsity has seen population decline over the past several decades. In 2018, the community had a total population of 12,691 - a seven percent decline from the peak population of 13,645 in 1981.

*Figure 1: Community Peak Population*

| <b>Varsity</b>                     |        |
|------------------------------------|--------|
| Peak Population Year               | 1981   |
| Peak Population                    | 13,645 |
| 2018 Current Population            | 12,691 |
| Difference in Population (Number)  | 954    |
| Difference in Population (Percent) | -7%    |

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

***Land Use***

The existing Special Purpose – Recreation (S-R) District is intended to provide for schools, parks, open space and recreation facilities. While the property is designated as S-R, it does not contribute to the community’s open space network. With no designated public access, the parcel is not intended for future recreational, open space, park or school purposes. This parcel functions as a landscape buffer, and for use and enjoyment of the adjacent property owners.

The proposed Residential –Contextual One Dwelling (R-C1) District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the developed area.

The intent of this process is to dispose of the subject lands and consolidate them with the adjacent properties. This process will expand the area of five residential properties that follow existing property lines. Redevelopment in the form of single detached homes and secondary suites are possible under the proposed R-C1 land use designation. A land use redesignation would be necessary to increase the density of the consolidated parcels.

***Implementation***

The proposed land use and subdivision process will allow for eight parcels from the remnant City lands. Purchase agreements have been confirmed for five parcels: parcels 2, 4, 5, 7 and 8 as per the tentative plan of subdivision in Attachment 1. These parcels will require consolidation with the adjacent R-C1 designated properties as a condition of purchase. RE&DS has consulted with adjacent property owners on the changes to the subdivision plan.

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Parcel 9 will be retained by The City of Calgary with a S-R designation and will continue to be used as a landscape buffer from Silver Springs Gate NW. A revised Schedule B, to the proposed bylaw is required to show the change in areas for the land use application. The City of Calgary will continue to be responsible for the maintenance obligations of the unsold remnant parcels (parcels 1, 3 and 6). A three metre access easement is included on the tentative plan to allow maintenance to occur across the City-owned portions of the site and the area directly adjacent to the noise attenuation wall. These parcels will also be available for purchase in the future, by an adjacent landowner should they express interest.

### **Infrastructure**

#### ***Transportation Networks***

The subject site is located at the southeast corner of the Silver Springs Gate NW/Sarcee Trail NW and Crowchild Trail NW interchange. A traffic impact assessment was not required as part of this application.

#### ***Utilities and Servicing***

Availability of water, sanitary and storm sewer mains will be determined at the development permit stage, if future redevelopment of any of the consolidated parcels is pursued.

### **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 online. The Varsity Community Association was also circulated on this application. At the time of writing this report, no comments of support or objection have been received by Administration.

RE&DS has consulted with adjacent property owners on the changes to the subdivision plan and have confirmed purchase agreements for five of the parcels.

### **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)***

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The subject parcel is located within the 'Residential - Developed - Inner City' area of the Municipal Development Plan (MDP). The MDP provides for a minimum of 2.0 hectares of open space per 1,000 residents in Established areas. As the subject parcel is not reasonably accessible to the public, and therefore not considered usable park or open space, policies within the MDP do not prevent the redesignation of this S-R parcel to R-C1.

***South Shaganappi Communities Area Plan (Non-Statutory, 2011)***

Map 5 - Complete Communities and Map 9 – Natural Areas and Open Spaces of the *South Shaganappi Communities Area Plan* do not identify the subject parcel as park and open space, but rather as part of the developed area. As such, this proposal does not conflict with the *South Shaganappi Communities Area Plan*.

***Varsity Community Special Study: Land Use Review (Non-statutory, 1989)***

According to this study, the Varsity community has more than double the City standard of open space. Although the total amount of local open space available in Varsity is in excess of the City standard, this study found insufficient flat land available for sport activities such as soccer and softball. As the subject property is not ideal for field sports given its lack of designated public access, this proposal does not conflict with the *Varsity Community Special Study: Land Use Review*.

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

The land use redesignation, subdivision and consolidation of the subject parcel with the adjacent residential properties will likely increase the use and enjoyment of the lands by increased opportunities for property owners to utilize the lands. In addition, consolidating the lands with adjacent properties will allow for increased surveillance and control of the lands by the property owners which will increase residents' sense of security.

**Financial Capacity**

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

A minor reduction in future operating costs associated with maintaining the property is expected.

***Current and Future Capital Budget:***

There are no impacts to the current or future capital budget.

**Risk Assessment**

There are no known risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed Residential-Contextual One Dwelling District land use designation will allow the City-owned landscape buffer to be subdivided, sold and consolidated with the adjacent

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residential properties. The land has been deemed surplus and there are no opportunities to use the property for public recreation purposes.

The overall goal of this proposal is consistent with relevant municipal policies and reduces The City's need to maintain the land. Further, it is likely to increase the use and enjoyment of the lands by the land owners.

**ATTACHMENT(S)**

1. Tentative Subdivision Plan
2. Proposed Bylaw 188D2018