

Planning & Development Report to
Calgary Planning Commission
2020 September 03

ISC: UNRESTRICTED
CPC2020-0944

Land Use Amendment in Walden (Ward 14) at multiple addresses, LOC2020-0055

EXECUTIVE SUMMARY

This land use amendment application was submitted by B&A Planning Group on behalf of Genstar Titleco #3 Ltd and 1124294 Alberta Limited (Genstar) on 2020 May 01. These parcels were originally designated as residential under outline plans LOC2009-0041 and LOC2014-0176 and were intended to accommodate low and medium density residential development. This application proposes to redesignate the subject sites in line with the original intent of the outline plan, but with the additional flexibility that the Residential – Low Density Mixed Housing (R-G and R-Gm) District provides. The application proposes:

- an anticipated increase of 6 units on the land currently designated as Residential – One Dwelling (R-1) District (from 42 to 48) due to lower minimum lot widths;
- No anticipated increase in units for the lands currently designated Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District and Multi-Residential – At Grade Housing (M-G) District; and
- Additional flexibility, including the potential for secondary suites in semi-detached and rowhouses in the neighbourhood node with the proposed R-Gm District.

The proposal aligns with applicable policies of the *East Macleod Trail Area Structure Plan (ASP)* and the *Municipal Development Plan (MDP)*.

ADMINISTRATION RECOMMENDATION:

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

1. Adopt by bylaw the proposed redesignation of 8.14 hectares ± (20.12 acres ±) located at 1652 - 210 Avenue SE, 305, 309, 313, 317, 321, 322, 325, 326, 329, 330, 334, 340, 346, 352, 358, 364, 370, 374, and 378 Walgrove Way SE, 25, 26, 29, 30, 33, 34, 37 and 38 Walgrove Passage SE, 822, 826, 830, 834, 838, 842, 846, 850, 854, 858 Walgrove Boulevard SE and 155, 159, 163, 167 and 171 Walcrest Way SE (Portion of SW1/4, Section 13-22-1-5; Plan 1810855, Block 4, Lots 31 to 35 and 42 to 51; Plan 1912151, Block 30, Lots 49 to 55; Plan 1912151, Block 32, Lots 4 to 19; Plan 1912151, Block 35, Lots 20 to 23) from Residential – One Dwelling (R-1) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, and Multi-Residential – At Grade Housing (M-Gd60) District to Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

This land use amendment application was submitted by B&A Planning Group on behalf of Genstar Titleco #3 Ltd and 1124294 Alberta Limited (Genstar) on 2020 May 01. The application area falls within Stages 2 and 3 of Walden, with the easternmost portion of the subject lands, that are part of the neighbourhood node, falling within Stage 3, and the remainder of the lands further west, in Stage 2.

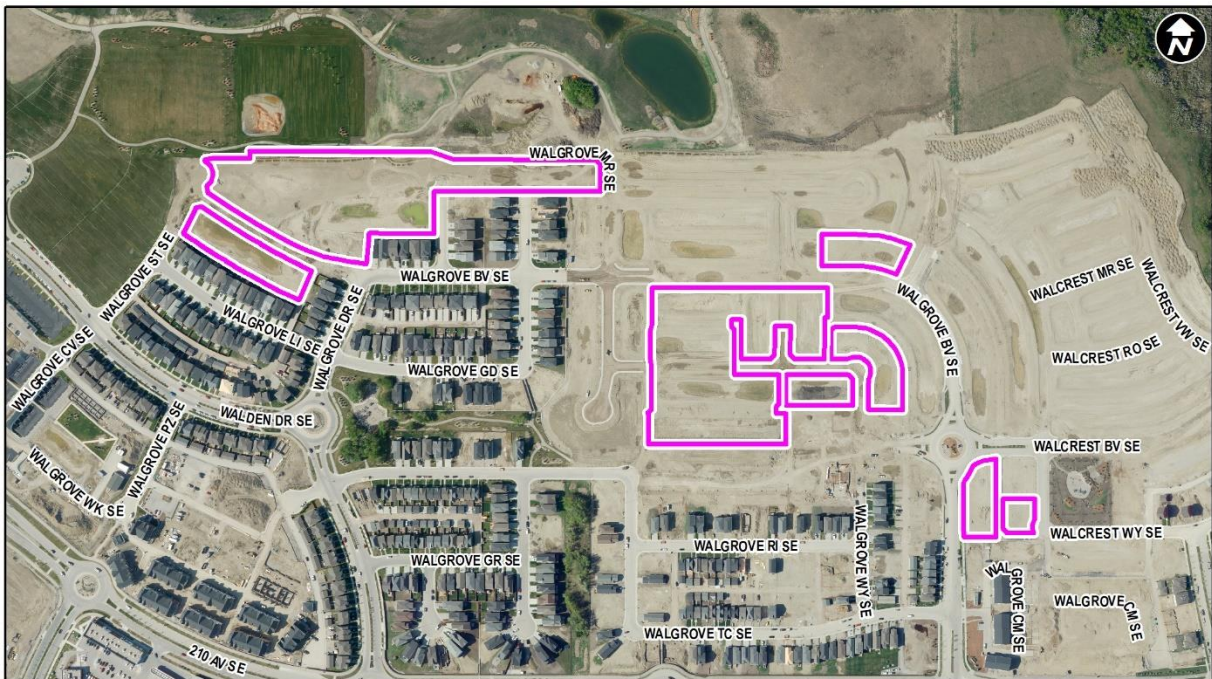
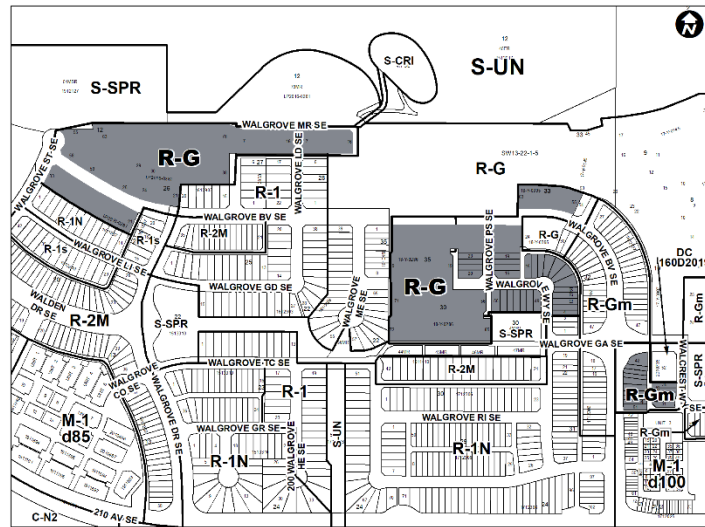
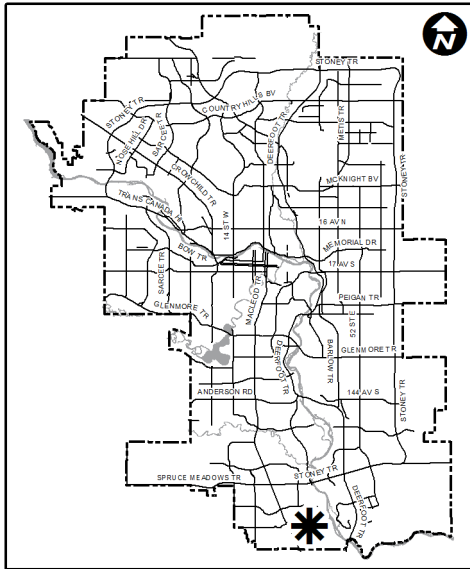
The outline plan for the two western portions of the application area in Stage 2, LOC2009-0041, was approved by Calgary Planning Commission (CPC) at its 2010 May 13 meeting, and the land use amendment was subsequently approved by Council at the 2010 July 10 Public Hearing.

The Stage 3 outline plan and land use amendment, LOC2014-0176, was approved by CPC at its 2015 June 04 meeting, and subsequently approved by Council at its 2015 July 20 Public Hearing.

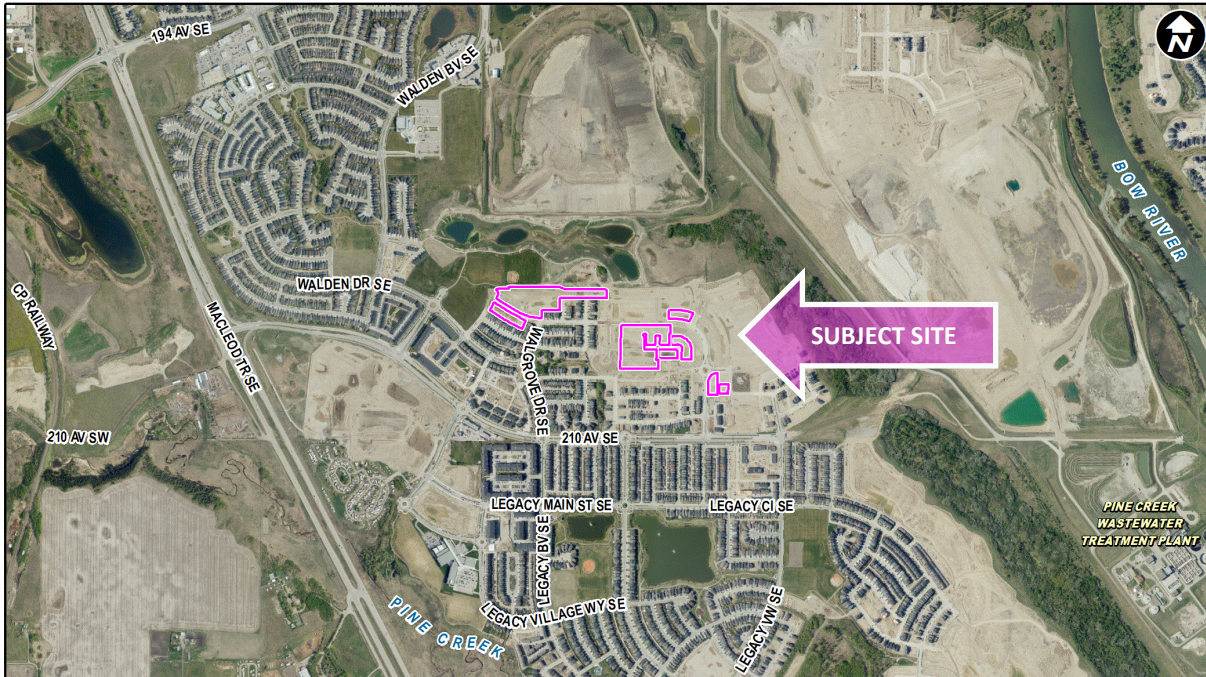
A development permit for a 5-unit rowhouse at 155, 159, 163, 167 and 171 Walcrest Way SE in the neighbourhood node was approved by the Development Authority on 2020 July 02. The applicant intends to submit a new application for secondary suites in that rowhouse building if this redesignation application is approved by Council.

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Location Maps



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Site Context

The subject sites are located within Stages 2 and 3 of the developing community of Walden. Low density residential development that is either under construction or recently completed exists in the areas adjacent to the development sites. The application area consists of three groupings of parcels that are still owned by the developer, with subdivision approval and servicing established for the parcels along Walgrove Way SE, Walgrove Passage SE, Walgrove Boulevard SE and Walcrest Way SE.

The BFI Landfill exists to the north of the site, and therefore the most northerly lots along Walgrove Street SE, Walgrove Manor SE and Walgrove Place SE are either wholly or partially within the 300 metre landfill setback, as identified on the plan in Attachment 2. A variance must be granted by the Province of Alberta in order to develop these parcels with residential uses as intended. The developer has applied for the variance, but it has not yet been granted.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application was originally submitted by the applicant without the parcels in the central portion of the plan, on Walgrove Way SE, Walgrove Passage SE, and the northern lots along Walgrove Boulevard SE, and the application proposed that all parcels be redesignated to R-G. Administration requested that the parcels along Walgrove Boulevard SE and Walcrest Way SE be proposed as R-Gm rather than R-G in order to support a higher intensity of development in that location, and that additional engagement with the community be conducted and reported back to administration.

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Shortly after the initial circulation of the application, the developer identified an opportunity to include more parcels that are still under the developer’s ownership and are not adjacent to any existing homes and proposed the addition of those lots in the central portion of the plan area shown in Attachment 2. The applicant also responded to Administration’s request by amending the plans to R-Gm for the lots in the neighbourhood node and so the application was re-circulated. The applicant also held a virtual town hall to address area residents’ concerns, and provided an Outreach Summary, included as Attachment 3 to this report.

Land Use

This application proposes to redesignate 7.53 hectares of land designated as R-1, R-1N, and R-2M to R-G, and 0.61 hectares of land currently designated M-G to R-Gm, as detailed in Table 1 below.

Table 1: Land Use Proposal

From	To	Area (hectares)	Area (acres)
R-1	R-G	2.85	7.05
R-1N	R-G	3.01	7.44
R-2M	R-G	1.67	4.12
M-G	R-Gm	0.61	1.51
Total		8.14	20.12

The R-G District provides additional flexibility with a wider variety of low density uses than the R-1, R-1N and R-2M districts such as:

- R-G allows narrower lot widths than R-1;
- R-1 and R-1N only allow secondary suites as discretionary uses, and R-2M does not allow secondary suites in rowhouses or semi-detached units; and
- R-1 and R-1N do not allow semi-detached dwellings and rowhouses.

The R-Gm District is proposed for the 15 lots in the southeastern corner of the neighbourhood node that are currently designated M-Gd60 (the easternmost cluster of parcels in Attachment 2). This will enable the provision of secondary suites that the M-G District does not permit, while maintaining the same attached housing forms that are appropriate in a neighbourhood node, thus allowing more intensity and a wider variety of types of housing in the node.

Density

This redesignation is expected to result in a small increase in the number of units within the plan area. The westernmost portion of the plan area that is currently designated as R-1 is anticipated to increase from 42 to 48 lots due to the narrower lot widths permitted in the R-G District.

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All other redesignation areas are expected to develop with the same number of anticipated lots, but the ability for future homeowners to add secondary suites to their residences creates the potential for the number of units in the area to increase over time.

This redesignation does not materially impact the density calculations for the area. Walden Stage 2 is expected to achieve 30 units per hectare (12 units per acre), Stage 3 is anticipated at 28.5 units per hectare (11.4 units per acre) and the overall Walden community is expected to provide an anticipated 24.75 units per hectare (9.9 units per acre).

Development and Site Design

The R-1, R-1N and R-2M areas are expected to develop with the same low density residential uses under the R-G designation, with the potential for some narrower lot widths as outlined in the Density section above.

The proposed R-Gm sites are expected to develop in accordance with the intent of the R-Gm District to accommodate attached housing forms and will be required to meet the policies in place for neighbourhood nodes as discussed in the Strategic Alignment section below.

Transportation

Pedestrian and vehicular access to the multiple sites is available via Walcrest Way SE and the rear lane (18 sites) and Walgrove Passage SE (8 units). The sites vary in distance to the nearest Calgary Transit Route 168 Walden / Legacy bus stop on Walgrove Drive SE and Walgrove Terrace SE. Some lots are within 300 meters walking distance to the bus stop while others are over 800 meters walking distance to the bus stop. Route 168 Walden Legacy provides service every 25 minutes in the peak hours. On street parking on Walcrest Way SE and Walgrove Passage SE is anticipated to be unrestricted.

Environmental Site Considerations

The northern portion of the subject site falls within the 300-metre setback from the BFI Landfill. The developer is aware that these lots cannot be developed with residential uses unless a variance is granted by the Province of Alberta and they have applied for said variance but have not received the variance to date.

Utilities and Servicing

All lots will be individually serviced and connected to the public mains. Water main, sanitary sewer, and storm sewer service tie-in locations have been approved for Walden Phase 52 on construction drawing set CD2017-0093.

Under separate application(s), servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

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Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Administration received comments in opposition to the application from residents of 11 nearby homes as a result of the request for comments for this application. The most common concerns noted were a perceived reduction in property values, concerns with increased density in the area, and with the potential for a change in the housing type, particularly with regards to narrower lots and secondary suites. Other concerns noted related to increased traffic, parking, environmental impacts to nearby wetlands, increased noise, shadowing and privacy.

At Administration's suggestion, the applicant also hosted a "Virtual Town Hall" on 2020 July 09 to further engage with residents of the area. The Outreach Summary, outlining the engagement activities that the applicant undertook in conjunction with this application, is included in Attachment 3 of this report. All of the letters of concern noted above were received prior to the virtual meeting on 2020 July 09 and no further comments have been submitted to Administration as of the writing of this report.

The application was sent to the Walden Community Association with both circulations, however no comments have been received to date.

Following a meeting of the Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners.

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). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use redesignation 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 subject lands are identified on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#), as Planned Greenfield with ASP area. The MDP provides guidance for the development of new communities through the policies of the *East Macleod Trail ASP*.

The overall community of Walden will continue to meet the density goals of the MDP by providing a mix of residential housing types at densities exceeding the MDP target of 20 units per hectare (8 units per acre).

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any specific actions that address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

East Macleod Trail Area Structure Plan (Statutory – 2007)

The subject lands are identified as part of Neighbourhood B on Map 2: Neighbourhood Areas and as a Residential Area on Map 3: Land Use Concept within the [East Macleod Trail ASP](#). Map 3 also identifies a Neighbourhood Node in the general location of the easternmost group of subject parcels.

The policies for Residential Areas in the ASP call for a variety of housing forms including secondary suites, low to medium density multi-dwelling housing forms and other innovative housing designs that increase housing variety. It also lists policies that guide the orientation and design of multi-dwelling development that will be implemented at the development permit stage.

The ASP guides development within the neighbourhood node with policies that call for multi-dwelling developments in addition to transit stops and parks or schools. It also contains specific policies to guide development and design, which have been applied to the already approved development permit for a 5-unit rowhouse and will be applied to all future developments in the node. The proposed R-Gm district allows a variety of multi-dwelling housing types and is not intended to accommodate single-detached dwellings, in line with the policies in the ASP.

The ASP requires a minimum density in the neighbourhood node of 61.75 units per net developable hectare (25.0 units per net developable acre) and a minimum intensity of 100

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people and jobs per gross developable hectare. It also requires that nodes contain; one or more transit stops; multi-dwelling residential such as street townhouses, stacked townhouses, apartments, and/or 'livework' units; and a park or school.

As noted above, this application does not propose any change to the housing type, density nor intensity in the node, and so it is expected to continue to meet the mix of uses required, achieve a density of 61.8 units per hectare (25 units per acre), and an intensity of 105 people and jobs per gross developable hectare, in line with the ASP requirements.

Social, Environmental, Economic (External)

This land use amendment proposes districts that enable a range and mix of housing types, densities and uses that promote socio-economic diversity, support active transportation modes, and allow for more efficient use of land and public infrastructure.

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 land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

The northerly 39 lots are either partially or wholly within the landfill setback and will require a variance from the Province of Alberta in order to be developed with residential uses. The applicant is aware of this requirement and has applied for the variance, however, if the variance is not granted, these lots will not be developable as intended.

REASON(S) FOR RECOMMENDATION(S):

This application proposes land use districts that allow more housing flexibility while remaining compatible with the character of the community, and that are in alignment with all applicable policies in the *Municipal Development Plan* and the *East Macleod Trail Area Structure Plan*.

ATTACHMENT(S)

1. Applicant's Submission
2. Land Use Amendment Plan
3. Outreach Summary